

Chapter 25.02

DEFINITIONS

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1 **25.02.010 Scope**

- 2
3 (a) This Chapter contains definitions of technical and procedural terms used throughout this Uniform
4 Development Code.
5

6 **25.02.020 Rules For Construction of Language**

- 7
8 (a) For the purpose of this UDC, all words shall have their normal and customary meanings, unless
9 specifically defined otherwise in this section, and shall be interpreted so as to give them meaning they
10 have in common usage and to give the GCC its most reasonable application. In general:
11 (1) Words used in the present tense shall include the future;
12 (2) The singular shall include the plural; and the plural the singular;
13 (3) The words "shall", "must", "will", and "may not" are mandatory;
14 (4) The word "should" indicates that which is recommended but not required; however, "should" is
15 directory;
16 (5) The word "may" indicates a use of discretion in making a decision;
17 (6) The word "used" includes "designed, intended, or arranged" to be used;
18 (7) The masculine gender includes the feminine and vice versa;
19 (8) Distances shall be measured horizontally unless otherwise specified; and
20 (9) The words "code," "ordinance," and "chapter" shall refer to the GCC.
21
22 (b) All definitions which reference the Revised Code of Washington (RCW), Washington Administrative
23 Code (WAC), and the Uniform Building Code (UBC) are intended to mirror the definitions in these
24 codes at the effective date of the Uniform Development Code (UDC) or as amended. If the definition
25 in this UDC conflicts with a definition under state law or regulation, the state definition shall control
26 over this definition.
27
28 (c) These definitions are not intended to establish regulations.
29

30 **25.02.030 Definitions**

31
32 **A**
33

34 **Abate:** to take whatever means necessary by the Administrative Official to return to the condition in
35 which it existed before a violation of this UDC occurred or to assure that the property complies with
36 applicable code requirements. Abatement may include, but is not limited to, rehabilitation, demolition,
37 removal, replacement or repair.
38

39 **Accessory Dwelling Unit:** separate living quarters (which may include kitchen and bathroom facilities)
40 to a primary residence, including Extended-Family Living Arrangements, Guest Homes, Farm Housing,
41 and Caretaker Residences.

42 **Accessory Use:** applies to a use, building or structure, which is dependent on and subordinate or
43 incidental to, and located on the same lot with, a principal use, building, or structure.
44

45 **Accessory Use, Agricultural:** an accessory use to an agricultural use, including those uses permitted as
46 specified in GCC § 23.08.020.

47 **Accessory Use, Residential:** An accessory use to a residence, including those uses permitted as specified
48 in GCC § 23.08.020.
49
50

1 **Abandon:** to terminate or remove a structure by an affirmative act, such as changing to a new use; or to
2 cease, terminate, or vacate a use or structure through nonaction.

3 **Accessory Structure:** a structure detached from a principal building located on the same lot and which is
4 incidental and secondary to the principal building.

5 **Acre:** a unit of measure of land area, which consists of 43,560 square feet.

6 **Adequate:** acceptable but not excessive.

7
8 **Administrative Official:** the duly appointed Director or his/her designated representative of the
9 jurisdictional department of Grant County, including the Director of Community Development, the Fire
10 Marshal/ Building Official, or the County Engineer.

11 **Adverse:** Contrary to one's interest or welfare; harmful or unfavorable circumstances.

12 **Adverse Impacts:** a condition that creates, imposes, aggravates, or leads to inadequate, impractical,
13 unsafe, or unhealthy conditions on a site proposed for development or on off-site property or facilities.

14 **Aerospace:** related to the design, construction, launch, retrieval, and operation of aircraft and spacecraft,
15 including, but not limited to, space shuttles, satellites, rocket engines, and associated electronic guidance,
16 navigation, and safety systems.

17 **Aerospace Area:** an area designated for aerospace industry.

18 **Aerospace Overlay Zone:** an overlay district that governs use of land adjoining an Aerospace Area and
19 protects public safety in the area.

20 **Agency with Jurisdiction:** any agency with authority to approve, deny, or condition all or part of any
21 project permit application as defined by this UDC.

22 **Agriculture:** the science, art, and business of producing crops, or raising livestock; farming. The use of
23 land for commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or
24 animal products, or of berries, grain, hay, straw, turf, seed, Christmas trees (not subject to excise tax
25 imposed by RCW 84.33.100 through 84.33.140), or livestock, including those activities directly
26 pertaining to the production of crops or livestock including but not limited to cultivation, harvest, grazing,
27 animal waste storage and disposal, fertilization, the operation and maintenance of farm and stock ponds,
28 drainage ditches, irrigation systems, and canals, and normal maintenance, operation and repair of existing
29 serviceable structures, facilities, or improved areas. Activities that bring an area into agricultural use are
30 not considered agricultural activities. Agriculture does not include marijuana production, processing, or
31 retail sales.

32 **Agricultural Activities:** land preparation for agricultural purposes, such as clearing, grading, contouring,
33 ditching, fencing, plowing, tilling, planting, cultivating, fertilizing, weed pest and disease control,
34 spraying, pruning, trimming, harvesting, processing, packing, sales, and construction of farmland stock
35 ponds, irrigation ditches and systems; livestock management, such as breeding, birthing, feeding and care
36 of animals, birds, honey bees, and fish; the repair and maintenance of equipment, structures, and
37 machinery used to perform agricultural or husbandry operations; the storage of machinery and
38 agricultural products in, including but not limited to, farm related controlled atmosphere facilities, farm
39 related onion and potato storage facilities, and farm related grain silos etc. Agricultural activities does not
40 include marijuana production, processing, or retail sales.

41 **Agricultural, Existing and On-going:** Any agricultural activity conducted on lands defined in RCW
42 84.34.020(2); agricultural use ceases when the area on which it is conducted is converted to a non-
43 agricultural use.

1 **Agricultural Processing Facility:** a facility which adds value to, refines, or processes raw agricultural
2 goods, including but not limited to washing, sorting, cutting, bagging, freezing, canning, packaging, or
3 slaughtering.

4 **Agriculturally-Related Industry:** those industrial uses directly related to the packaging, processing,
5 storage, or physical or chemical alteration of an agricultural product. Such uses include, but are not
6 limited to, commercial cold storage plants, and/or controlled atmosphere facilities, produce packing and
7 processing facilities, wineries and their accessory uses such as tasting and sales rooms. (Ord. 02-192-CC,
8 2/02)
9

10 **Agricultural Resource Lands:** Lands that are primarily devoted to the commercial production of
11 horticultural, viticultural, floricultural, apiary, vegetable, or animal products or of berries, grain, hay,
12 straw, turf, seed, livestock, or Christmas trees not subject to the excise tax imposed by RCW 84.33.100
13 through 84.33.140, and have long-term commercial significance for agricultural production (RCW
14 36.70A.030(2)). Agricultural Resource Lands is also a land-use designation in the Grant County
15 Comprehensive Plan.

16 **Agricultural Support Services:** any non-agricultural use which is directly related to agriculture and
17 directly dependent upon agriculture for its existence. These support services exist off-site and within
18 districts that are intended to facilitate the production, marketing and distribution of agricultural products.
19

20 **Aid to Avigation:** any visual or electronic device airborne or on the surface which provides point-to-
21 point guidance information or position data to aircraft in flight.

22 **Air Navigation Hazard:** an official determination by the FAA that an airspace obstruction constitutes a
23 hazard to air navigation. The FAA determination that an airspace obstruction does not constitute a
24 “hazard to air navigation” under federal regulations does not prevent the Administrative Official from
25 determining that it is n airspace hazard or potentially incompatible land use under this UDC.
26

27 **Airfield:** a public or privately-owned area of land open to general, limited public, or commercial use for
28 aircraft operation. An airfield may include related commercial service, aircraft maintenance, or fueling
29 facilities. (Ord. 02-66-CC, 4/02)

30 **Airport:** an area of land or facility publicly owned and open to general public use for aircraft operations,
31 except any airfield or airstrip as defined herein. An airport may include related services and facilities.
32

33 **Airport Safety Overlay District:** An overlay district that governs use of land adjoining an airport and
34 protects public safety in the area.

35 **Airport Elevation:** the highest point of an airport’s usable land area measured in feet from sea level.
36

37 **Airport Imaginary Surfaces:** the imaginary airspace surfaces, including the primary, approach,
38 transitional, horizontal and conical surfaces, of an airport as designated by Federal Aviation Regulations
39 (FAR), Part 77, “Objects Affecting Navigable Airspace,” as shown on the Part 77 Airspace Plan,
40 Approach Zone, and Runway Protection Zone plans for an airport as contained in an airport master plan.

41 **Airport Obstruction:** any structure, growth or other object, including a mobile object, which exceeds a
42 limiting height set forth in GCC 23.08.030.
43

44 **Airport Safety Zone:** as defined by the most recent FAA definition.

45 **Airspace Obstruction:** any structure, tree, land mass, smoke or steam or use of land which penetrates
46 any airport imaginary surface, as defined by Federal Aviation Regulations (FAR), Part 77.
47

48 **Airspace Hazard:** any structure, tree, or use of land which compromises public safety or obstructs the
49 airspace required for the safe operation of aircraft in or around an airport, as determined by the
50 Administrative Official under this UDC.

1 **Airstrip:** A privately-owned area of land, closed to the public, and restricted to use by the owner for non-
2 commercial aircraft operations and, on an occasional basis, invited guests of the owner.

3 **Alley:** a strip of land having a width of not more than 20 feet dedicated for public use providing vehicular
4 and pedestrian access to the rear side of properties which abut and are served by a public or private road.
5 An alley shall only afford secondary access to abutting properties, and shall not be used for the sole
6 access to any parcel of land.
7

8 **Allowed Outright Use:** a use that is allowed outright under GCC Chapter 23.04, and which does not
9 require a project permit. Identified in Tables 3, 4 and 5 in GCC Chapter 23.04 by the symbol “A.” Subject to
10 the development standards set forth in GCC Chapter 23.12.

11 **Alluvial Fan:** the fan-like deposit of a stream where it issues from a gorge onto a plain (see “landslide
12 hazard areas”).
13

14 **Alcoholism/Substance Abuse Treatment Facility:** a private place or establishment, other than a
15 hospital, licensed by the State and operated primarily for the inpatient treatment of alcoholism and other
16 substance abuse problems; may include outpatient treatment.

17 **Alteration, Critical Area:** any human-induced action which changes the existing condition of a critical
18 area.
19

20 **Alteration, Nonconforming Structures:** any change or rearrangement in the supporting members of
21 existing buildings, such as bearing walls, columns, beams, girders, or interior partitions, as well as any
22 changes in doors, windows, means of egress or ingress or any enlargement to or diminution of a building
23 or structure, horizontally or vertically, or the moving of a building from one location to another. This
24 definition excludes normal repair and maintenance, such as painting or roof replacement, but includes
25 more substantial changes.

26 **Alteration, Nonconforming Use:** the expansion, modification or intensification of a use that does not
27 conform to the land use regulations of the Grant County UDC.
28

29 **Alterations, Structural:** any change in the structural features or elements of a building.

30 **Anadromous Fish:** fish species that ascend rivers from the sea to spawn.

31 **Animal Clinic/Hospital:** a building for medical or surgical treatment of animals, which may include
32 overnight stays.
33

34 **Animal Preserve:** indoor or outdoor preserve for the public viewing of wild animals, either on foot or
35 from a car.
36

37 **Animal Shelter (Kennel):** a commercial or non-profit establishment in which animals other than
38 livestock are temporarily housed or boarded, groomed, bred, trained, treated, or sold.

39 **Antenna:** any exterior apparatus designed for telephonic, radio, data or internet communications through
40 the sending and/or receiving of radio frequency or other communications signals including equipment
41 attached to a tower or building for the purpose of providing personal wireless services and its attendant
42 base station.
43

44 **Antenna, WCF:** an implement or device designed and constructed primarily to receive and transmit
45 signals described as Personal Wireless Communications Services.

46 **Antenna Array:** one or more rods, panels, discs or similar devices used for the transmission or reception
47 of radio frequency signals, which may include omni-directional antenna (rod), directional antenna (panel)
48 and parabolic antenna (disc). The Antenna Array does not include the Support Structure.
49
50

1 **Antenna Height:** the vertical distance measured from the base of the antenna support structure at grade to
2 the highest point of the structure even if said highest point is an antenna. If the support structure is on a
3 sloped grade, then the average between the highest and lowest grades shall be used in calculating the
4 antenna height.

5 **Antenna Support Structure:** any pole, telescoping mast, tower, tripod or other structure which supports
6 a device used in the transmitting or receiving of radio frequency signals.

7 **Attached Wireless Communication Facility (Attached WCF):** an Antenna Array that is attached to an
8 existing building or structure (Attachment Structure), which structures shall not be limited to utility poles,
9 signs, water towers, with any accompanying pole or device (Attachment Device) which attaches the
10 Antenna Array to the existing building or structure and associated connection cables, and an Equipment
11 Facility which may be located either inside or outside of the Attachment Structure.

12 **Appeal:** a request for the rehearing of an action taken by the County.

13 **Appeal, Closed-Record:** an administrative appeal on the record to the Board of County Commissioners,
14 following an open-record hearing on a project permit application when the appeal is on the record with no
15 or limited new evidence or information allowed to be submitted and only appeal argument allowed.
16 (RCW 36.70B.020)

17 **Appeal, Open-Record:** a hearing, conducted by the Decision Maker, that creates the County's record
18 through testimony and submittal of evidence and information, under procedures prescribed by the County
19 by ordinance or resolution. An "open-record appeal hearing" may be held on an appeal of a project permit
20 decision if no open-record predecision hearing has been held on the project permit. (RCW 36.70B.020)

21 **Applicant:** any person, entity, or agency that applies for a development proposal, permit or approval
22 (subject to review under this UDC) and who is either the owner, beneficial owner, contract purchaser, or
23 authorized agent of such owner of the land on which the proposed activity would be located.

24 **Application:** a written request in a form deemed appropriate by the Administrative Official or a form
25 provided by the Department for a construction or land use action or permit for any activity that would
26 alter or modify the legal description, use, and/or development of any parcel of land.

27 **Approach, Transitional, Horizontal and Conical Surfaces:** the imaginary surfaces relating to an
28 airport as defined by Federal Aviation Regulations (FAR), Part 77, "Objects Affecting Navigable
29 Airspace," as shown on the Part 77 Airspace Plan, Approach Zone, and Runway Protection Zone plans
30 for an airport as contained in an airport master plan.

31 **Approach, Transitional, Horizontal and Conical Zones:** the zones which apply to the ground areas
32 immediately under a runway approach, transitional, horizontal and conical surfaces, as projected along a
33 vertical axis.

34 **Aquifer:** a body of permeable saturated rock material or soil capable of conducting ground water.

35 **Aquifer Recharge Areas:** lands through which precipitation and surface water infiltrate the soil and are
36 transmitted through rocks and soil to create ground water storage. They are also areas where an aquifer,
37 that is a source of drinking water, is vulnerable to contamination that would affect the potability of water.

38 **Archaeological:** having to do with the scientific study of material remains of past human life and
39 activities.

40 **Archaeological Site:** an area of ancestral human use such as middens, burial grounds, and earthworks.

1 **Area:** the size of a parcel of land, as expressed in square feet or acres to two decimal places. When a
2 public road right-of-way lies within a tract of land otherwise in contiguous ownership, area within the
3 right-of-way may be included in gross area for the purpose of calculation maximum allowable density.
4 When public road right-of-way abuts a tract of land, area to the centerline may be included in the gross
5 area of the parcel for this purpose.

6 **Area of Shallow Flooding:** a designated AO or AH zone on the Flood Insurance Rate Map (FIRM). The
7 base flood depths range from one (1) to three (3) feet; a clearly defined channel does not exist; the path of
8 flooding is unpredictable and indeterminate; and, velocity flow may be evident. AO is characterized as
9 sheet flow and AH indicates ponding.

10
11 **Area of Special Flood Hazard:** the land in the floodplain subject to a one (1) percent or greater chance
12 of flooding in any given year. Designation on maps always includes the letters A or V.

13 **Artificial Watercourse:** ditches and other water conveyance systems, not constructed from natural
14 watercourses, which are artificially constructed and actively maintained for irrigation and drainage.
15 Artificial watercourses include lateral field ditches used to drain farmland where the ditch did not replace
16 a natural watercourse.

17
18 **Asphalt/Concrete Batch Plant, Permanent:** a facility designed, constructed and operated for the mixing
19 of asphalt or concrete from the raw ingredients and which does not meet the definition of a temporary
20 asphalt/concrete batch plant.

21 **Asphalt/Concrete Batch Plant, Temporary:** a facility designed, constructed and operated for the mixing
22 of asphalt or concrete from the raw ingredients for a specific public project in the vicinity of the batching
23 operation and for a period not to exceed twelve (12) months or the length of the public contract,
24 whichever is shorter. There shall be at least six (6) months between the end of one temporary use period
25 and the beginning of another on the same site.

26
27 **Assembly Facility:** A facility designed and used for the gathering of people, or in which they may come
28 together in a body, such as a meeting hall, community club or center, or similar facility, but excluding
29 churches and other religious assembly facilities.

30 **Assessor's Parcel Number:** a geocoding number assigned to each lot by the Assessor's Office for
31 property tax assessment purposes only.

32
33 **Automobile Fuel Station:** any building, land area, or other premises used for the retail dispensing or
34 sales of vehicular fuels.

35 **Automobile Service and Repair Facility:** any building, land area, or other premises used for the retail
36 dispensing or sales of vehicular fuels and other petroleum products and the service or repair of
37 automobiles and the incidental sales of motor vehicle accessories.

38
39 **Available Capacity:** capacity in a Concurrency Facility or Service that is available for use without
40 requiring facility construction, expansion or modification or will be available at project occupancy as a
41 result of a Committed Improvement.

42 **Available Public Facilities:** facilities or services that are in place or that a financial commitment is in
43 place to provide the facilities or services within a specified time. In the case of transportation, the
44 specified time is six years from the time of development.

45 **Average Day-Night Sound Level:** as defined by the most current American National Standards Institute
46 definition.

47
48 **Avigation Easement:** easement granted for the free and unobstructed use and passage of aircraft over,
49 across, and through the airspace of an airport or in the vicinity of the property.

B

Base Flood: a flood having a 1 percent chance of being equaled or exceeded in any given year.

Base Flood Elevation (BFE): elevation of the Base Flood in relation to the National Geodetic Vertical Datum of 1929. Also known as mean sea level (other Datum where specified).

Basement: means any area of a building or structure having a floor that is subgrade, or below ground level, on all sides.

Basin Plan: a plan and all implementing regulations and procedures including, but not limited to, land use management adopted by ordinance for managing surface and stormwater quality and quantity management facilities and drainage features within individual sub-basins.

Battery Charging Station: an electrical component assembly or cluster or component assemblies designed specifically to charge batteries within electric vehicles, which meet or exceed any standards, code, and regulations set forth by chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.

Battery Electric Vehicle (BEV): a battery electric vehicle is a type of electric vehicle (EV) that uses chemical energy stored in rechargeable battery packs. As with other vehicles, BEVs use electric motors and motor controllers instead of internal combustion engines (ICEs) for propulsion. Sometimes, all-electric vehicles are referred to as BEVs (although a plug-in hybrid electric vehicle (PHEV) is also a battery electric vehicle.

Battery Exchange Station: a fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive land and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceed any standards, codes and regulations set forth by chapter 19.27 RCW and consistent with the rules adopted under 19.27.540.

Bed and Breakfast Inn: a hospitality commercial use containing four to six guest rooms or lodging units without cooking facilities, which provides overnight accommodation and breakfast meals in an owner- or proprietor-occupied existing single-family residence, including additional legal structures that may include facilities for banquets, weddings and similar small parties.

Bed and Breakfast Residence: a hospitality commercial use containing one to three guest rooms without cooking facilities, which provides overnight accommodation and breakfast meals in an owner- or proprietor-occupied existing single-family residence.

Best Available Science: information gathered, analyzed and presented based on scientific principles and practices including peer review, use of scientific methodology, logical analysis and reasonable inference, statistical analysis, rigorous referencing within the scientific literature, and conclusions drawn from within an accepted scientific framework.

Best Management Practices (BMPs): systems of practices, schedules of activities, prohibitions, maintenance procedures, and management measures that prevent or minimize adverse impacts to the environment. When used in the context of agricultural activities, BMPs refers to Agricultural BMPs as defined herein.

Best Management Practices (BMPs), Agricultural: systems of practices, schedules of activities, prohibitions, maintenance procedures, and management measures that prevent or minimize adverse impacts to the environment. Such practices may be subject to varying conditions which include, but are not limited to geographical location, weather, soil or mineral types and conditions, type of crop or livestock, type of mining, and management systems. Generally accepted agricultural best management practices includes those practices historically carried out in the region and those practices defined by the State of Washington, Department of Agriculture, recommendations by the U.S. Department of

Agriculture, the Washington State Cooperative Extension Services in Grant County, recommendations of members of the Grant County Fieldman's Association, and other professional and industry agricultural organizations.

Best Management Practices (BMPs), Critical Areas: physical or structural tools and/or management practices which, when used singularly or in combination, prevent or reduce adverse impacts to critical areas or their buffers. In cases where new standards have been developed to address requirements under the Endangered Species Act, these new standards shall apply.

Best Management Practices (BMPs), Erosion Control: physical, structural, and/or managerial practices that, when used singly or in combination, prevent or reduce erosion and transport of sediments to surface waters, and have been approved by Grant County as accepted BMPs.

Binding Site Plan: a drawing which identifies and shows the areas and locations of all streets, roads, improvements, utilities, open spaces, and any other matters specified by this UDC; contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established by the Decision Maker; and contains provisions making any development be in conformity with the site plan. A binding site plan may be used to divide land in accordance with GCC § 22.04 Article VII.

Block: a group of lots, tracts or parcels within well-defined and fixed boundaries.

Board (BOCC): the Board of County Commissioners of Grant County; the legislative authority of Grant County.

Boat Launch, Public: a boat launch, which serves more than a single residence.

Boathouse: an enclosed structure designed and used for the storage of boats and boat equipment.

Boathouse, Commercial: any walled or covered structure built onshore or offshore for the wet or dry commercial storage, repair, or building of watercraft or float planes.

Boating Facilities: marinas, covered moorages, boathouses, boat launches, marine railways, mooring buoys, docks, and floats.

Bond: a financial guarantee, in the form of cash, surety bond, assignment of funds, or irrevocable bank letter of credit that shall guarantee compliance with applicable provisions of this UDC.

Boundary Line Adjustment: a change in the location of the boundary or boundaries between parcels of land to correct errors, which is accomplished through a land division process recorded by quit claim deed made for the purpose of adjusting boundary lines, between un-platted lots, which does not create any additional lot, tract, parcel, site, or division nor create any lot, tract, parcel or site, or division which contains insufficient area and dimensions to meet minimum requirements for building site.

Buffer, Critical Area: an area which provides the margin of safety through protection of slope stability, attenuation of surface water flows and landslide hazards reasonably necessary to minimize risk to the public from loss of life or well-being or property damage resulting from natural disasters; or an area which is an integral part of a stream or wetland ecosystem and which provides shading, input of organic debris and coarse sediments, room for variation in stream or wetland boundaries, habitat for wildlife and protection from harmful intrusion necessary to protect the public from losses suffered when the functions and values of aquatic resources are degraded.

Buffer, Generally: an area designed to separate incompatible uses or activities.

Buildable Lot: a legal lot of record meeting land use lot certification tests and determined to be in compliance with all applicable chapters of GCC for which a development permit is approved.

Building: any structure used or intended for supporting or sheltering any use or occupancy.

1 **Building Envelope:** a three-dimensional space in which a building or structure may be built under the
2 provisions of all applicable chapters of the GCC.

3 **Building Footprint:** the area of ground covered by a building.
4

5 **Building Permit:** an official document or certification which is issued by the Building Official and which
6 authorizes the construction, alteration, enlargement, conversion, reconstruction, remodeling,
7 rehabilitation, erection, demolition, moving or repair of a building or structure. Building permit also
8 includes a mobile home permit.

9 **Bulk Fuel Storage (Retail):** the storage of fuel in structures or tanks for subsequent retail sale.
10

11 **Bulk Fuel Storage (Wholesale):** the storage of fuel in structures or tanks for subsequent wholesale
12 distribution.

13 **Bulk Fuel Storage Facility:** an area where flammable or combustible liquids are received by tank vessel,
14 pipeline, tank car, or tank vehicle and are stored or blended in bulk for the purpose of distributing such
15 liquids by tank vessel, pipeline, tank car, tank vehicle, portable tank, or container.
16

17 **Business or Commerce:** the purchase, sale, offering for sale, or other transaction involving the handling
18 or disposition of any article, service, substance, or commodity for livelihood or profit.
19

20 C

21
22 **Cabin:** a recreational dwelling unit used for short-term, temporary occupancy (in month-to-month or
23 shorter increments) which may be fully plumbed, served with electrical power, and/or contain a kitchen
24 and bathroom.
25

26 **Camouflaged:** a personal wireless service facility that is disguised, hidden or integrated with an existing
27 structure or landscape so as to be significantly screened from view.

28 **Campground and Camping Facilities:** an area of land developed for recreational use as temporary
29 living quarters for persons using tents or other personal, portable overnight shelters such as travel trailers
30 or recreational vehicles; including Destination Campgrounds, Developed Campgrounds, Festival
31 Campgrounds, Institutional Campgrounds, and Primitive Campgrounds as defined herein.
32

33 **Campground, Destination:** a campground with a high level of amenities, including the amenities of a
34 developed campground and any of the following: snack bars, small retail shops, restaurants, recreation
35 halls, sports courts, on-site offices, laundromats, or other similar activities to serve the campground
36 patrons.

37 **Campground, Developed:** a campground with a moderate level of amenities, including any of the
38 following: plumbed restrooms, individual campsites with sewer and water hook-ups, a dump station, or
39 picnic shelters.
40

41 **Campgrounds, Institutional:** an established group camp maintained for recreation, education, vacation,
42 religious or other similar uses by organized groups that assume supervision of the camp activities,
43 including plumbed restrooms, and group cooking and eating facilities.

44 **Campground, Festival:** a temporary or permanent campground associated with or regularly serving a
45 Temporary Festival.
46

47 **Campground, Major:** includes Destination Campgrounds, Developed Campgrounds having more than
48 fifty (50) camping sites, Institutional Campgrounds, and Festival Campgrounds as defined herein.

49 **Campground, Minor:** includes Developed Campgrounds having fifty (50) or fewer camping sites and
50 Primitive Campgrounds as defined herein.

1 **Campground, Primitive:** a campground with a minimal level of amenities, including at a minimum vault
2 or chemical toilets and garbage service, and which may include running water.

3 **Caretaker Residence:** an accessory dwelling unit for residence of an individual and his/her immediate
4 family while in the employ as a caretaker, groundskeeper, or security capacity to the primary operation or
5 use.

6 **Capital Facilities:** physical structures or facilities owned or operated by a government entity which
7 provides or supports a public service or improvements included in a capital budget.

8 **Capital Facilities Plan:** a Capital Facilities Plan adopted by a board of commissioners responsible for its
9 implementation and submitted to the County for adoption into the County's Comprehensive Plan.

10 **Capital Improvements:** improvements to land, structures, initial furnishings, and selected equipment.

11 **Church:** a place or building where religious services are conducted, and which may include as an
12 accessory use religious education, reading rooms, and assembly rooms. This definition does not include
13 facilities for training of religious orders.

14 **Clearing or Land Clearing:** clearing means the destruction or removal, by hand or with mechanical
15 means, of vegetative ground cover or trees including, but not limited to, root material or topsoil material.

16 **Closed Record Appeal:** an administrative appeal to a local government body or officer, including the
17 legislative body, following an open record hearing on a project permit application when the appeal is on
18 the record with no or limited new evidence or information allowed to be submitted and only appeal
19 argument allowed.

20 **Closed Record Public Hearing:** a meeting where the public and the proponent(s) of a project are
21 permitted to attend but whereby no new evidence may be provided. The public and the proponent of a
22 project may only provide answers to specific questions asked by the Hearing Body for clarification of the
23 existing record only. The Hearing Body, at its sole discretion, may allow written pre-hearing briefs to be
24 submitted prior to the Closed Record Public Hearing.

25 **Cluster:** a grouping of clustered lots.

26 **Code, Uniform Development (UDC):** Grant County Code Titles 22, 23, 24 and 25, taken integrally.

27 **Co-housing:** a type of residential community characterized by either attached or detached single family
28 dwelling units which may or may not be located on separate lots, and includes a common building, which
29 may contain a large dining room, kitchen, lounges, meeting rooms, recreation and laundry facilities,
30 storage, guest rooms, library, workshops, and/or childcare, to serve only the co-housing community.

31 **Co-location/Site Sharing:** the use of a common WCF or CCF or common site by two or more wireless
32 license holders or by one wireless license holder for more than one type of communications technology
33 and/or placement of a WCF or CCF on a structure owned or operated by a utility or other public entity.

34 **Commercial Communication Facility (CCF):** communication facilities, including support structures,
35 dishes, or antennas established for the sending or receiving of signals, intended for commercial or
36 governmental use, except those facilities defined as Wireless Communication Facilities as defined herein
37 and pursuant to GCC § 23.08.450.

38 **Commercial Use:** a land use activity which is associated with the sale and purchase of goods and
39 services. Includes businesses involved in: the sale, lease, or rent of new or used products to the consumer
40 public; the provision of personal services to the consumer public; the provisions of leisure services in the
41 form of food or drink and passive or active entertainment; or the provision of product repair or servicing
42 of consumer goods.

1 **Commercial Sign:** any object, device, display or structure that is used for attracting attention to any
2 commercial use, product, service, or activity.

3
4 **Committed Improvement:** a legally binding commitment that a specific amount of capacity will be
5 added to a Concurrency Facility or Service by a specific date.

6 **Common Area:** any area contained within the boundaries of a proposed land division or within a multi-
7 family residential development and owned by the lot owners as tenants-in-common, joint tenancy, or
8 through an association or non-profit association, and provided specifically for the common use of the
9 residents.

10 **Communication Towers:** towers, dishes, or antennas established for the sending or receiving of signals.

11
12 **Community On-Site Sewage Systems:** a sewage system used to serve multi-family residential
13 complexes or groups of individual residences.

14 **Compatible:** capable of existing together without discord or in a state of mutual tolerance.

15
16 **Comprehensive Drainage Plan:** a detailed analysis, adopted by the Board, for a drainage basin which
17 assesses the capabilities and needs for runoff accommodation due to various combinations of
18 development, land use, structural and nonstructural management alternatives. The plan recommends the
19 form, location, and extent of stormwater quantity and quality control measures that would satisfy legal
20 constraints, water quality standards, and community standards, and identifies the institutional and funding
21 requirements for plan implementation.

22 **Comprehensive Plan:** the Grant County Comprehensive Plan adopted by Grant County pursuant to the
23 Growth Management Act and all of its goals, objectives, policies, documents, and maps.

24
25 **Comprehensive Plan Amendment:** an amendment or change to the text or maps of the Comprehensive
26 Plan.

27 **Concurrency:** a decision that a proposed land development will not cause the level of service on a
28 Concurrency Facility and Service to decline below adopted levels of service standards taking into account
29 the available capacity, the capacity used by the proposed development, the capacity tentatively reserved
30 by other pending development permit applications, the capacity reserved in Certificates of Capacity
31 issued to projects that are not yet built, the capacity to be used by other growth estimated to occur, the
32 capacity to be added by Committed Improvements that will be in place at the time the capacity is needed
33 by the proposed development, and, in the case of Transportation Concurrency, the capacity to be added by
34 Funded Projects.

35
36 **Concurrency Facilities and Services:** the facilities and services for which Concurrency Review is
37 required in accordance with the provisions of GCC Chapter 25.20 this UDC. All of the Concurrency
38 Facilities and Services other than County Roads are referred to as Non-Transportation Concurrency
39 Facilities and Services.

40 **Concurrency Facility and Service Providers:** the County department or other governmental entity
41 responsible for providing the applicable service or facility to a development project subject to
42 Concurrency Review under this UDC. All of the Concurrency Facility and Service Providers providing
43 facilities and services other than County Roads are referred to as Non-Transportation Concurrency
44 Facilities and Services Providers.

45
46 **Concurrency Determination:** a Concurrency Determination for Roads or a Concurrency Determination
47 for Non-Transportation Facilities and Services

48 **Concurrency Determination for Transportation:** a determination made by the County Engineer that
49 compares an applicant's impact on County Roads to the capacity of the County Roads, taking into
50 account available and planned capacity and any mitigation measures proposed by the applicant.

1 **Concurrency Determination for Non-Transportation Facilities and Services:** a determination made
2 by the Non-Transportation Facility Provider which compares an applicant's impact on that provider's
3 facilities to the capacity of such facilities, taking into account available facility capacity and any
4 mitigation measures proposed by the applicant.

5 **Conditional Use:** a permitted use, but which use, because of characteristics of the exact location with
6 reference to surroundings, streets, and existing improvements or demands upon public facilities, requires a
7 special degree of control to make such use consistent and compatible with other existing or permitted uses in
8 the same zone or zones, and to assure that such use shall not be harmful to the public interest. Subject to the
9 performance and use-specific standards and development standards set forth in GCC Chapters 23.08 and
10 23.12, respectively. Identified in Tables 3, 4 and 5 in GCC Chapter 23.04 by the symbol "C" and which
11 requires a Conditional Use Permit.
12

13 **Conditional Use Permit:** a permit issued by Grant County stating that the land uses and activities meet all
14 criteria set forth in GCC Chapters 23.04, 23.08 and 23.12 and other local ordinances, and all conditions of
15 approval in accordance with the procedural requirements of GCC Chapter 25.08.

16 **Condominium:** the division of a building or land pursuant to the Horizontal Property Regimes Act, RCW
17 64.23, or the Condominium Act, RCW 64.34
18

19 **Conservancy Environment, Shorelines:** a shoreline environment designation that is applied to areas that
20 are largely free of intensive development.

21 **Conservation Easement:** a grant of one (1) or more of property rights by the property owner to and/or
22 for use by the public, a corporation, or another person or entity and intended to reserve or encumber a
23 parcel to preclude development that would frustrate the primary purpose of the easement as a
24 conservation area or buffer.
25

26 **Conservation Plan:** a site-specific plan designed to conserve and/or productively utilize available
27 resources while reducing adverse impacts to critical areas or their buffers caused by agricultural activities.
28 Development of conservation plans typically includes inventory and analysis of available resources, and
29 plans must specify the BMPs necessary to achieve objectives.

30 **Consistency:** a term which means that no feature of a plan or regulation is incompatible with any other
31 feature of a plan or regulation. Consistency is indicative of a capacity for orderly integration or operation
32 with other elements in a system. (WAC 365-195-210)
33

34 **Construction Yard:** service establishment primarily engaged in general contracting or subcontracting in
35 the building construction trades. Construction yards include administrative offices, workshops and the
36 indoor or outdoor storage of tools, equipment, materials, and vehicles.

37 **Contaminant:** any chemical, physical, biological or radiological substance that does not occur naturally
38 in groundwater or that occurs at concentrations greater than those in natural levels.
39

40 **Contiguous Land:** land adjoining and touching other land regardless of whether or not portions of the
41 parcels have separate Assessor's tax numbers, were purchased at different times, lie in different sections,
42 are in different government lots, or are separated from each other by private road or public rights-of-way.

43 **Convenience Store:** a business primarily engaged in the retail sales of convenience items, including
44 packaged or prepared food, beverages, lottery tickets, tobacco products, and limited stock of groceries,
45 goods, sundries and similar products for the traveling public or neighborhood residents for consumption
46 off premises; may include retail dispensing or sales of vehicular fuels.
47

48 **Corporate Road:** a road located within a tract or easement that is owned by a corporation, homeowners
49 association, or in common interest by more than one (1) lot.
50

1 **Cottage Industry:** small-scale commercial or light industrial activities on residential parcels, subordinate
2 to the primary residential use, conducted in whole or in part in either the resident's single-family dwelling
3 unit or in an accessory building, and conducted by one or more residents of a single-family residence and
4 not more than four (4) additional employees not residing at the residence, and is of a scale larger than a
5 Home Occupation. Subject to the performance and use-specific standards set forth in GCC § 23.08.140.

6 **County:** Grant County, Washington, its Board, commissioners, and departments.

7
8 **County Engineer:** the County Engineer, as defined in Chapter 36.75 RCW, for Grant County or his/her
9 designee.

10 **County Road Intersections:** intersections between two County Roads, between County Roads and lower
11 traffic volume city streets, and between County Roads and lower traffic volume state highways.

12 **County Road Segments:** portions of individual County Roads for which LOS is analyzed.

13 **Court:** a court of limited jurisdiction organized pursuant to Title 3 RCW.

14 **Covenants:** a restriction on the use of land usually set forth in the deed.

15 **Coverage:** that percentage of the plot or lot area covered by the building area.

16 **Critical Aquifer Recharge Areas:** are:

- 17
18
19
20 (1) Those areas designated as "Wellhead Protection Areas" pursuant to WAC 246-290-135(4) and the
21 groundwater contribution area in WAC 246-291-100 (2)(e). Wellhead protection areas shall, for the
22 purpose of this regulation, include the identified recharge areas associated with either Group A
23 public water supply wells and those Group B wells with a wellhead protection plan filed with the
24 Grant County Health District; and
25
26 (2) Any land identified in the Soil Survey of Grant County as having high potential for aquifer recharge,
27 including those soil types identified in GCC § 24.08.400.

28 **Critical Area:** legal identification and specification for regulatory purposes of critical areas, including
29 wetlands, aquifer recharge areas, geologically hazardous areas, frequently flooded areas, and fish and
30 wildlife habitat conservation areas, by definition through the assessment of site specific conditions.

31 **Critical Area Indicators:** site-specific features such as vegetation, soils, hydrology, topography or other
32 environmental features established through a site visit or other means that indicate that critical areas are or
33 may be present at a particular location. For critical areas such as aquifer recharge areas, where indicators
34 cannot be identified through a site visit, indicators may be identified through use of critical area maps or
35 other resources.

36 **Critical Facility:** a facility where safety from disaster is of paramount importance, or where even a slight
37 chance of flooding might be too great. Critical facilities include, but are not limited to, schools, hospitals,
38 police, fire, and emergency response installations, nursing homes, installations which produce, use, or
39 store hazardous materials or hazardous waste.

40 **Critical Habitat:** an area or type of environment that may be of crucial importance to the perpetuation of
41 an organism or biological population which normally lives or occurs there.

42 **Cul-de-sac:** a road closed at one end by an area of sufficient size for turning vehicles around.

43 **Cultural Resource Area:** an area that has been identified and designated in GCC § 24.08 as having lands,
44 sites and structures that have historical or archaeological significance.

45 **Current Use:** the use of land or improvements at the time of permit application.

D

dBa: the sound pressure level in decibels measured using the “A” weighting network on a sound level meter.

Date of Decision: the date on which a final decision or determination occurs and is transmitted to parties of record and from which the appeal period is calculated.

Day Care - Type 1: the following definitions apply to day care facilities for twelve (12) or fewer children:

- (1) **Child Care Facility:** A family day-care home (RCW 35.63.170).
- (2) **Family Day Care Home:** A person regularly providing care during part of the twenty-four (24) hour day to six (6) or fewer children in the family abode of the person or persons under whose direct care the children are placed (RCW 35.63.170).

Day Care - Type 2: the following definitions apply to day-care facilities for seven or more children:

- (1) **Day Care Center:** A person or agency that provides care for thirteen (13) or more children during part of the twenty-four (24) hour day (RCW 74.15.020).
- (2) **Family Day Care Provider:** A licensed day care provider who regularly provides day care for not more than twelve (12) children in the provider's home in the family living quarters (RCW 74.15.020).
- (3) **Mini Day Care Center:** A person or agency providing care during part of the twenty-four (24) hour day to twelve (12) or fewer children in a facility other than the family abode of the person or persons under whose direct care the children are placed, or for the care of seven (7) through twelve (12) children in the family abode of such person or persons (RCW 35.63.170).

Dead-end Street: A street having only one outlet for vehicular traffic.

Decision Maker: means the person or body that is authorized by this UDC to render the final decision on a project permit application as specified by project permit procedure type in GCC 25.04 Table 2.

Dedicate: to set aside a piece of real property, a structure, or a facility for public or private use or ownership.

Dedication: the deliberate appropriation of land by an owner for any general and public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner filing an application for final subdivision approval showing the intended dedication, and the acceptance shall be evidenced by the approval of said application for recording.

Defendant: a person named in a Notice of Infraction.

Degrade: to scale down in desirability or salability, to impair in respect to some physical property or to reduce in structure or function, in terms of Grant County standards and environment.

Delineation: the precise determination of wetland boundaries in the field according to the application of specific methodology as described in the Washington State Wetlands Identification and Delineation Manual, Washington State Department of Ecology publication #96-94.

Density: a measure of the intensity of development, generally expressed in terms of dwelling units per acre.

Department of Community Development (Department): the Grant County Department of Community Development, including Building, Long Range Planning and Current Planning Divisions.

1 **Design Storm Event:** a theoretical storm event of a given frequency interval and duration used in the
2 analysis and design of a stormwater and drainage facility.

3 **Detention Facilities:** stormwater and drainage facilities designed to store runoff while gradually releasing
4 it at a pre-determined controlled rate. Detention facilities shall include all appurtenances associated with
5 their designed function, maintenance, and security.
6

7 **Developable Area:** the area of land that is not constrained from development by land use restrictions.

8 **Developed Site:** the condition of the development site following completion of construction of the
9 development including all approved phases of construction.
10

11 **Developer:** the individual(s) or corporation(s) applying for the permits or approvals listed in this UDC.

12 **Development:** any change of use of land including, but not limited to, the division of a parcel into two or
13 more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement
14 of any structure; any land clearing or grading, excavation, mining, landfill; creation of impervious
15 surfaces, septic installations or well installations; storage of equipment or materials; or any extension of
16 the use of land.
17

18 **Development Approval:** approval by Grant County of a Development Permit.

19 **Development Envelope:** the portion of a lot which may be used for development.
20

21 **Development Permit, or Development Permit Application:** any land use or environmental permit or
22 license required from a local government for a project action, including but not limited to construction or
23 exterior alteration of structures, dredging, drilling, dumping, filling, earth movement, clearing or removal
24 of vegetation, or other site disturbance which either requires a permit, approval or authorization from the
25 County or is proposed by a public agency, but excluding the adoption of amendment of a comprehensive
26 plan, subarea plan, community plan, functional plan, development regulation or any amendments thereto.
27

28 **Development Proposal:** a proposal for development requiring a permit from Grant County.

29 **Development Review:** all review from pre-application meetings through the rendering of a final decision
30 pursuant to the provisions of the GCC.

31 **Development Right:** the right to develop property subject to federal, state, and local restriction and
32 regulations.
33

34 **Development Standards:** those standards defining the parameters to be followed in site design and
35 development, including bulk, density, dimensional and other criteria, as set forth in GCC Chapter 23.12.

36 **Directional Antenna:** an antenna designed to receive and/or transmit signals in a directional pattern
37 which is less than 360°, typically an arc of approximately 120°.
38

39 **Discretionary Use:** a permitted use, but which use, because of characteristics of the exact location with
40 reference to surroundings, streets, and existing improvements or demands upon public facilities, requires
41 review of the Administrative Official for compliance with the performance and use-specific standards and
42 development standards set forth in GCC Chapters 23.08 and 23.12, respectively. May be allowed subject to
43 the performance and use-specific standards and development standards and conditions of approval, or may be
44 processed as a Conditional Use in accordance with the procedural requirements of GCC Chapter 25.08.
45 Identified in Tables 3, 4 and 5 in GCC Chapter 23.04 by the symbol "D." Does not require a project or
46 special permit.

47 **Distance:** the length in feet between two or more points as measured on a horizontal plane.
48
49
50

District: a part, zone, or geographic area within Grant County in which certain development regulations apply. As it applies to special purpose districts, any area located within Grant County that has special purpose and defined service area boundaries in the unincorporated area of Grant County, and whose Capital Facilities Plan has been or will be adopted by the Board as a part of the County's Comprehensive Plan.

Diversión: the routing of stormwater to other than its natural discharge location.

Division of Land: the creation of two or more parcels of land within the boundaries of a single parcel. All contiguous property held in the same or substantially the same ownership, or under the control of the owner, whether or not the property is described in separate legal descriptions, shall be considered as part of the original tract of record for the purposes of GCC Chapter 22.04 of this UDC.

Dock: a structure that abuts the shoreline and is used as a landing or moorage place for commercial and pleasure craft, typically consisting of a pier, ramp, and float.

Domestic Animal Maintenance: the maintenance of domesticated animals or fowl, limited as specified in GCC § 23.08.020.

Drainage: surface water runoff; the removal of surface water or groundwater from land by drains, grading, or other means, which include runoff controls to minimize erosion and sedimentation during and after construction or development.

Drainage Way: any natural or artificial watercourse, trench, ditch, swale, or similar depression into which surface water flows.

Drainage Feature: any natural or manmade structure, facility, conveyance, or topographic feature which has the potential to concentrate, convey, detain, retain, infiltrate, or affect the flow rate of stormwater runoff.

Drainage Plan: a plan for the collection, storage, transport, treatment and discharge of runoff, and may include both the plan and profile views of the site as well as existing and proposed contours, construction details, and notes.

Drainage Report: a report, prepared and sealed by a Professional Engineer, describing the Drainage Plan as specified in GCC § 23.12.090 of this UDC.

Drinking Establishment: a business primarily engaged in the retail sale of alcoholic beverages for consumption on the premises. A lounge operated as part of a restaurant is considered to be accessory to the restaurant.

Drive-Through Window Service: businesses where patrons may carry on business on the premises while in a motor vehicle.

Driveway: a strip of land, which provides vehicular access to one or two lots.

Duplex: (See "Dwelling Unit, Two Family")

Dwelling Unit: one (1) or more rooms designed for occupancy by a person or family for living and sleeping purposes, containing kitchen facilities and rooms with internal accessibility, for use solely by the dwelling's occupants. Dwelling units include factory-built housing and mobile homes.

Dwelling Unit, attached: a dwelling unit separated by less than 6 feet from another dwelling unit.

Dwelling Unit, detached: a dwelling unit separated by a minimum of a 6 feet from another dwelling unit.

Dwelling Unit, Multiple Family: one (1) or more structures containing three (3) or more dwelling units.

Dwelling Unit, Single Family: a structure containing one (1) dwelling unit designed exclusively for occupancy by one family.

1 **Dwelling Unit, Two Family (Duplex):** a single structure containing two (2) dwelling units and occupied
2 exclusively by one family per dwelling unit living independently of each other, and with separate
3 entrances.
4

5 E

6
7 **Eating Establishment:** a use providing preparation and retail sale of food and beverages.
8

9 **Early Notice:** the County's response to an applicant inquiry as to whether the County considers issuance
10 of a determination of significance likely for the applicant's proposal.
11

12 **Easement:** a perpetual grant by a property owner to specific persons or to the public to use land for a
13 specific purpose or purposes.

14 **Ecology:** the Washington State Department of Ecology.
15

16 **Effective Date:** the date of final decision.

17 **Electric Vehicle:** any vehicle that operates, either partially or exclusively, on electrical energy from the
18 grid, or an off-board source, that is stored on-board for motive purpose. Electric vehicle includes battery
19 electric vehicles (BEV), a plug-in hybrid electric vehicle (PHEV), medium-speed electric vehicle, and
20 electric motorcycles.

21 **Electric Vehicle Charging Station:** a public or private parking space(s) located together with a battery
22 charging station which permits the transfer of electric energy (by conductive or inductive means) to a
23 battery or other storage device in an electric vehicle.
24

25 **Electric Vehicle Infrastructure:** structures, machinery, and equipment necessary and integral to support
26 an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange
27 stations.

28 **Elevation Certificate:** certified record of the actual elevation of a structure in relation to mean sea level
29 of the lowest habitable floor or horizontal supporting member.
30

31 **Encroachment:** as it relates to flood control, any fill, structure, building, use, accessory use, or
32 development in the flood plain or water course where, combined with all other existing development,
33 increases the base flood elevation more than one (1) foot at any point.

34 **Enforcement Officer:** a person authorized to enforce the provisions of GCC Chapter 25.16, including the
35 Prosecuting Authority.
36

37 **Enhancement:** an action, which improves the functions and values of a stream or wetland.

38 **Environmental Checklist:** a form prescribed by the Grant County SEPA Official and the State of
39 Washington to identify the potential environmental impacts of a given proposal.
40

41 **Environmental Impact Statement (EIS):** a draft, final, or supplemental written document that reviews
42 the likely significant and nonsignificant adverse and positive impacts of a proposal, ways to avoid,
43 minimize or lessen the adverse impacts, and alternatives to the proposal.

44 **Equipment Facility:** any structure used to contain ancillary equipment for a WCF which includes
45 cabinets, shelters, a buildout of an existing structure, pedestals, and other similar structures.
46

47 **Erosion:** the detachment and movement of soil or rock by water, wind, ice, or gravity.

48 **Erosion and Sediment Control Plan:** those requirements listed in GCC § 23.12.080 of this UDC.
49
50

1 **Erosion Hazard Areas:** Those areas identified as having high or very high water erosion hazard by the
2 U.S. Department of Agriculture Natural Resources Conservation Service as designated by the Natural
3 Resources Conservation Service local office.

4 **Essential Public Facilities:** those facilities that are typically difficult to site, such as airports, state
5 education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and
6 local correctional facilities, solid waste handling facilities, and in-patient facilities including substance
7 abuse facilities, mental health facilities, and group homes (RCW 36.70A.200).
8

9 **Excavation:** the mechanical removal of earth.

10 **Existing Use:** the use of a lot or structure or improvements at the time of the enactment of the Uniform
11 Development Code (this UDC).
12

13 **Extended Family Living:** use of an accessory dwelling unit by an extended family member(s) upon a
14 single lot where the following apply:

- 15 (1) Either the principal unit of the single-family dwelling or the accessory dwelling unit shall be
16 occupied by an owner of the property or an immediate family member of the property owner; and
17
- 18 (2) The primary lot tenant will not change; and
- 19 (3) The primary or secondary lot tenant is aged, disabled or dependant upon the other lot tenant; and
20
- 21 (4) There exists between the primary and proposed secondary lot tenants an extended family
22 relationship; or, that a caregiver arrangement is contemplated. An individual may be considered a
23 “caregiver” when an arrangement for services consistent with this Chapter and Chapter 23.08, an be
24 verified by the Administrative Official; and, (02-192-CC, 12/02)
- 25 (5) There is approval form the Grant County Health District of the proposed water and sewer systems;
26 and
27
- 28 (6) No more than one family as defined in the Uniform Building Code shall be allowed to occupy an
29 accessory dwelling unit.

30 **Extraction:** the commercial removal of naturally occurring materials from the earth, excluding water.
31
32

33 **F**

34

35 **FAA:** the Federal Aviation Administration.

36 **Facilities:** the physical structure or structures in which a service is provided.
37

38 **Factory Built Housing:** a structure constructed of factory assembled parts that are transported to and
39 assembled at the building site meeting the requirements of the Uniform Building Code as adopted by Grant
40 County and which bears an insignia issued by state or federal regulatory agency indicating that the
41 manufactured home complies with all applicable construction standards of the Uniform Building Code as
42 adopted by Grant County. The completed structure is not mobile and should not be considered a
43 mobile/manufactured home. Factory built housing shall be considered a single-family dwelling and governed
44 by the appropriate requirements under the zoning ordinance where single-family dwellings are allowed.
45

46 **Family:** individuals related by genetics, adoption, marriage, or court-approved process or a group of not
47 more than five (5) unrelated individuals who share a single dwelling unit.

48 **Family Member, Extended:** individual(s) who is related by kinship of no less than the second degree as
49 computed according to the rules of the Civil Law.
50

1 **Family Member, Immediate:** individual(s) who is related by blood, genetics, marriage, or court-
2 approved process.

3 **Farm:** land, buildings and machinery used in the commercial production of land-based farm products and
4 meeting the definition of a farm in RCW 84.34.020.
5

6 **Farm-based Business:** an on-farm commercial enterprise devoted to the direct marketing of unprocessed
7 and/or value-added and soil-dependent agricultural products that are produced or processed on-site and
8 which may be sold on-site. Farm-based businesses are intended to supplement farm income, improve the
9 efficiency of farming, and provide employment to farm family members. Farm-based businesses are
10 separate and distinct from Agricultural Support Services, as defined herein.

11 **Farm Operation:** conditions or activities which occur on a farm in connection with the commercial
12 production of land-based farm products, and includes but is not limited to market produce at roadside
13 stands or farm markets; preparation for market, delivery to storage or to market, or to carriers for
14 transportation to market; transportation of equipment; noise, dust, fumes, operation of machinery and
15 irrigation pumps; ground and aerial seeding or spraying; application of chemical and organic fertilizers,
16 conditioners, insecticides, pesticides and herbicides and associated drift of such materials; and the
17 employment and use of labor.
18

19 **Farm Pond:** means a deepwater habitat created from a non-wetland site in connection with agricultural
20 activities where the pond is smaller than five (5) acres.

21 **Farm Worker Accommodation:** a residential use associated with agricultural labor, consisting of more
22 than four (4) dwelling units associated with agricultural activities, but excluding farm housing as an
23 accessory dwelling unit pursuant to GCC § 23.08.020 and temporary farm labor camps pursuant to GCC
24 § 23.04.120.
25

26 **Farm Labor Camps, Temporary:** a residential use associated with agricultural labor, consisting of
27 camps or housing, other than farm housing as an accessory dwelling unit pursuant to GCC § 23.08.020
28 and Farm Worker Accommodations, located on a farm to accommodate agricultural workers and their
29 families employed on the premises. Temporary farm labor camps may be occupied no more than four (4)
30 months in any twelve (12)-month period.

31 **FCC:** the Federal Communications Commission.
32

33 **Feasible Alternative:** An alternative that:

- 34 (1) Meets the requirements of federal, state, and local laws and regulations;
35 (2) Attains most or all of the basic objectives of the project;
36 (3) Is technically and technologically possible;
37 (4) Can be accomplished at a reasonable cost;
38 (5) Can be accomplished in a reasonable amount of time; and
39 (6) Adverse environmental, health, and safety effects are no greater than those of the original
40 proposal.
41
42
43

44 A determination of what is reasonable or feasible is made by the Decision Maker on a case-by case basis,
45 taking into account the:

- 46 (1) Probable intensity, severity, and cumulative impacts of the original proposal and alternative
47 approaches, and opportunity for the avoidance or reduction in the number, intensity, or severity of
48 significant impacts, or of the aggregate adverse impact;
49
50

- (2) Risk of "upset conditions" (i.e., the risk that the control and mitigation measure will fail, be overwhelmed, or exceed allowed limits), and the potential severity of the impact should control or mitigation measures be ineffective or fail;
- (3) Capital and operating costs;
- (4) Period of time to accomplish, costs of additional time or delay, and time constraints for completion; and
- (5) Location and site-specific factors, such as seasonal or topographic constraints, environmentally sensitive areas (critical areas) and habitats (critical habitats), site accessibility, and local community concerns.

Federal Candidate Species: formally proposed endangered or threatened species and candidate species for which the U.S. Fish and Wildlife Service has information to indicate biological vulnerability and threat.

Federal Endangered Species: species in danger of extinction according to the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service official listing.

Federal Sensitive Species: species that are considered a sensitive species by the U.S. Fish and Wildlife Service.

Federal Threatened Species: species likely to become endangered within the foreseeable future according to the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service official listing.

Feedlot, Commercial: a feed yard or confined feeding operation where heavy portions of concentrated feed are fed to livestock to put a finish on the animals either consigned or sold to the feedlot. A yard, lot or facility where more than one hundred (100) head of livestock or twenty (20) mature hogs (six months of age or older) are confined and fed or maintained for a period of 90 days or more in any 12-month period, and in which crops, vegetation, forage growth or post harvest residues are not sustained in the normal growing season.

Feedlot, Farm Oriented: a confined area or structures, pen, or corral where livestock are fed for the purpose of eventual sale. It is farm oriented if feed is supplied by the operator's adjacent agriculture land to the greatest extent practicable.

Fence: that which is constructed or composed of materials joined together in some definite manner in which the prime purpose is to separate, partition, enclose or screen.

Festival Site: An indoor and/or outdoor site used for musical, cultural, or social events. Site and/or festival may be permanent or temporary.

Filing: see "Recording."

Filling: deposition of earth materials by any purposive means.

Final Concurrency Decision: a decision made by the Decision Maker that there is or is not concurrency.

Final Decision: the final decision by the Administrative Official, Hearing Examiner, or Board of County Commissioners.

Final Plat: the final drawing of a subdivision and dedication prepared for recording with the County Auditor by a licensed surveyor containing all elements and requirements set forth in GCC § 22.04.420 and RCW 58.17.

1 **Financially Constrained Project:** transportation improvement project for which a financial commitment
2 is in place to complete the improvements, TDM, or TSM strategies within six (6) years of the date the
3 Final Concurrency Decision is to be made. Each year, projects are to be designated as ‘financially
4 constrained’ or ‘funded’ by the Board of County Commissioners at the time of adoption of the Six-Year
5 Transportation Improvement Program (STIP).

6 **Fire Flow:** the amount of water volume needed to provide fire suppression. Adequate fire flows are based
7 on industry standards, typically measured in gallons per minute (gpm). Continuous fire flow volumes and
8 pressures are necessary to ensure public safety. The fire flow volume shall be in addition to the
9 requirements of the water system for domestic demand.

10 **Fish and Wildlife Habitat Conservation Areas:** are:

- 11 (1) Areas within which State and Federal endangered and threatened species exist, or State sensitive,
12 candidate and monitor species have a primary association;
- 13 (2) Priority Habitat and Species Areas identified by the Washington State Department of Fish and
14 Wildlife;
- 15 (3) Habitats and species of local and regional importance that have been designated by the County at
16 the time of application.
- 17 (4) Naturally occurring ponds under twenty (20) acres and their submerged aquatic beds that provide
18 fish or wildlife habitat. These do not include ponds deliberately designed and created from dry
19 sites such as canals, detention facilities, wastewater treatment facilities, farm ponds, temporary
20 construction ponds of less than three (3) years’ duration and landscape amenities. Naturally
21 occurring ponds may include those artificial ponds intentionally created from dry areas in order to
22 mitigate conversion of ponds, if permitted by a regulatory authority;
- 23 (5) Waters of the state as defined by WAC 222-16;
- 24 (6) Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity;
- 25 (7) Areas with which anadromous fish species have a primary association; and

26 **Flea Market:** is an occasional or periodic market usually held in an open area, but which may be held
27 indoors, where an individual or groups of individual sellers offer goods for sale to the public. A key
28 element to flea markets is that there are no long-term leases between sellers and operators and that often
29 the sellers use their own vehicles or set up temporary tables or booths for their wares.

30 **Flood or “Flooding”:** the temporary inundation of normally dry land areas from the overflow of inland
31 or tidal waters or from the unusual and rapid accumulation or runoff of surface waters.

32 **Flood, Base:** a flood having a one (1) percent chance of being equaled or exceeded in any given year.

33 **Flood Elevation, Base (BFE):** elevation of the Base Flood in relation to the National Geodetic Vertical
34 Datum of 1929. Also known as mean sea level (other Datum where specified).

35 **Flood Hazard Area, Special:** an area subject to a Base Flood.

36 **Flood Insurance Rate Map (FIRM):** the official map on which the Federal Insurance Administration
37 has delineated both the areas of special flood hazards and the risk premium zones applicable to Grant
38 County.

39 **Flood Insurance Study:** the official report provided by the Federal Insurance Administration that
40 includes flood profiles, the flood boundary floodway map, and the water surface elevation of the base
41 flood.

42 **Flood Protection Elevation:** one (1) foot above the base flood elevation.

1 **Floodplain:** that area of land adjoining a body of water that has been or may be covered by floodwater.

2 **Floodplain Management:** a long-term local government program to reduce flood damages to life and
3 property and to minimize public expenses due to floods through a comprehensive system of planning,
4 development regulations, building standards, structural works, and monitoring and warning systems.

5 **Floodway:** the channel of a river or other watercourse and the adjacent land areas through which the base
6 flood is discharged. Floodways identified on flood boundary and floodway maps (FBFM) become
7 "regulatory floodways" within which encroachment of obstructions are prohibited.

8 **Floor Area:** the area included within the surrounding exterior walls of a building or portion thereof,
9 exclusive of vent shafts and courts. The floor area of a building or portion thereof not provided with
10 surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor
11 above.

12 **Frequently Flooded Areas:** those floodways and associated floodplains designated by the Federal
13 Emergency Management Agency (FEMA) flood hazard classifications as delineated on the most current
14 available Flood Insurance Rate Maps for Grant County, or as subsequently revised by FEMA, as being
15 within the 100-year flood plain, or those floodways and associated floodplains delineated by a
16 comprehensive flood hazard management plan adopted by Grant County Board of Commissioners, as
17 being within the 100-year floodplain or having experienced historic flooding. For the purpose of this
18 ordinance, in case of conflict between FEMA flood hazard maps and the comprehensive flood hazard
19 management plan designations, the more restrictive designation shall apply.

20 **Functional Classification (FC):** is the grouping of highways, roads, and streets that serve similar
21 functions into distinct systems or classes. Functional Classification defines the primary role a road or
22 street serves within the total existing or future highway network.

23 **Functional Values:** means those functions performed by a critical area or buffer which are highly
24 beneficial to the maintenance of the aquatic system and surrounding environment. As used in this UDC,
25 "functional values" for wetlands, streams and buffers are limited to the following elements:

- 26 (1) Streams: Fish and wildlife habitat, water quality maintenance, water supply and water
27 conveyance.
28 (2) Wetlands: Fish and wildlife habitat, water quality maintenance, pollution assimilation, shore
29 stabilization, sediment retention, runoff and floodwater storage and conveyance, runoff control,
30 stream base-flow maintenance, and groundwater discharge/recharge.
31 (3) Buffers: Fish and wildlife habitat, runoff absorption, pollution assimilation, streambank
32 stabilization, sediment entrapment, water quality maintenance including shading for maintenance
33 of temperature, noise and visual screening, upland flood protection, recreation, and provision of
34 nutrients and woody debris for streams.

35 **Functionally Classified System:** all County roads classified as a Rural Minor Collector, Urban Collector,
36 or higher. (Local access roads are the only roads that are not functionally classified.)

37 G

38 **Geologically Hazardous Areas:** areas that, because of their susceptibility to erosion, sliding, earthquake,
39 or other geologic events, are not suited to the siting of commercial, residential, or industrial development
40 consistent with public health or safety concerns. Geologically Hazardous Areas include Erosion Hazards,
41 Landslide Hazards, Mine Hazards, and Seismic Hazards, as defined herein and specified in GCC § 24.08.

1 **Geologist:** a person having specific relevant expertise who has received a degree in geology from an
2 accredited college or university, or a person who has equivalent educational training and substantial
3 demonstrated experience as a practicing geologist.

4 **Grade:** existing or natural ground elevation prior to development or final ground elevation after
5 completion of approved filling or grading activity.
6

7 **Grade, Adjacent:** The average height of existing grade adjacent to a building.

8 **Grade, Existing:** the elevation of the ground or site prior to any work being done or any changes being
9 made to the ground or site. With respect to a building or structure, grade is the lowest point of elevation of
10 the finished surface of the ground, paving, or sidewalk, within the area between the building and the
11 property line or, when the property line is more than five (5) feet from the building, between the building
12 and a line five (5) feet from the building.
13

14 **Grade, Finished:** the final elevation of the ground level after development.

15 **Grading:** stripping, cutting, filling, or stockpiling land including the land in its cut or filled condition to
16 create new grade.
17

18 **Grant County Code (GCC):** the various titles, chapters and sections adopted by the Board of County
19 Commissioners, including this Uniform Development Code.

20 **Grant County Road Standards:** the Grant County Department of Public Works Standards for Road and
21 Bridge Construction adopted May 14, 1985, by the Board of County Commissioners and applicable to all
22 County roads.
23

24 **Greenhouse:** a building whose roof and sides are made largely of glass or other transparent or translucent
25 material and in which the temperature and humidity can be regulated for the cultivation of delicate or out-
26 of-season plants.

27 **Gross Area:** the total area included within the boundaries of any parcel including land area up to the
28 centerline of any abutting public road right-of-way.
29

30 **Gross Building Area:** the total amount of enclosed space, whether inhabited or uninhabited, on a lot.

31 **Gross Density:** gross density means the total number of dwelling units divided by the Gross Area of the
32 parcel.
33

34 **Group Home:** a residential occupancy that exceeds the definition of a "family" in a single-family
35 residence/dwelling.

36 **Groundwater:** all waters that exist beneath the land surface or beneath the bed of any body of surface
37 water, whatever may be the geological formation or structure in which such water stands or flows,
38 percolates or otherwise moves.
39

40 **Growing Season:** the portion of the year when soil temperatures are above biologic zero (41 degrees
41 Fahrenheit) as defined by the Washington State Wetlands Identification and Delineation Manual,
42 Washington State Department of Ecology publication #96-94.

43 **Growth Management Act (GMA):** the State of Washington Growth Management Act, Chapter 17,
44 Laws of 1990, 1st Ex. Sess., RCW 36.70A et seq., Chapter 32, Laws of 1991, 1st Sp. Sess., and Chapter
45 6, Laws of 1993, 1st Sp. Sess., as now in existence or as hereafter amended.

46 **Grubbing:** the removal of vegetative matter from underground such as sod, stumps, roots, buried logs, or
47 other debris, and shall include the incidental removal of topsoil to a depth not exceeding twelve (12)
48 inches.
49
50

Guest House (Accessory Dwelling Unit): a detached or attached accessory structure secondary to the principal single-family residential unit designed and most commonly used for irregular residential occupancy by family members, guests, and persons providing health care or property maintenance for the owner.

Guest Ranch: a specialized camp offering activities typical of western ranching and offering sleeping and eating accommodations in conjunction with existing ranching operations.

H

Habitat: the place or type of site where a plant or animal naturally or normally lives and grows.

Hangars: covered areas and enclosed structures for housing and repairing aircraft.

Hazardous Waste: dangerous waste and extremely hazardous waste, but not moderate risk waste, all as defined in RCW 70.105.010.

Hazardous Waste Storage: the holding of dangerous waste for a temporary period as regulated by the State of Washington Dangerous Waste Regulations, WAC 173-303.

Hazardous Waste Treatment: the physical, chemical or biological processing of dangerous waste to make wastes non-dangerous or less dangerous, safer for transport, amenable for energy or material resource recovery, amenable for storage or reduced in volume.

Hazardous Waste Treatment and Storage Facility, Off-site: treatment and storage facilities that treat and store waste from generators on properties other than those on which the treatment and storage facilities are located.

Hazardous Waste Treatment and Storage Facility, On-site: treatment and storage facilities that treat and store wastes generated on the same geographically contiguous, or bordering property.

Health Care Facility: includes alcoholism/substance abuse treatment facilities, hospices, hospitals, psychiatric hospitals, convalescent or nursing homes, ambulatory surgical facilities, and sanitariums.

Health Officer: means the Health Officer of Grant County or his authorized representative.

Hearing Examiner: the Grant County Hearing Examiner, an appointed officer of the County who shall interpret, review and implement the county's land use regulations as provided in this UDC.

Heavy Industrial Use: a use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials; a use engaged in storage or, or manufacturing processes using flammable, hazardous or explosive materials.

Height: the vertical distance measured from the average elevation of the area occupied by the structure to the highest point of the structure or roof for flat roofs, and the average height of the roof on gable, shed, hip or other peaked roofs.

Height of Building: the vertical distance above a reference datum measured to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or to the average height of the highest gable of a pitched or hip roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

- (1) The elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than ten feet above lowest grade; or

(2) An elevation ten feet higher than the lowest grade when the sidewalk or ground surface described in item (a), above, is more than ten feet above lowest grade.

The height of a stepped or terraced building is the maximum height of any segment of the building lot (Uniform Building Code).

Height, Airport Safety Overlay Zone: for the purpose of determining the height limits in all zones set forth in these zones, and shown on the official map, the datum shall be mean sea level elevation, unless otherwise specified.

Height, Wireless Communication Facility Related: when referring to a WCF, the distance measured from the ground level to the highest point on the WCF, including the Antenna Array.

Helipads: areas for landing and take-off of rotary-wing aircraft, but not adequate for fixed-wing aircraft.

Highway Capacity Manual (HCM): a document which presents a collection of techniques for determining lane capacity and the best methodologies available at the time of publication for determining congestion based on quality of service or level of service for streets, roads, and highways.

Historic Plat: a final plat that has been approved under platting laws predating the Washington State Platting Law (RCW Chapter 58.17) adopted in 1969.

Historic Plat, Partially Developed or Developed: a Historic Plat of which one-quarter (25%) to half (50%) or more of all lots have been developed prior to the effective date of this UDC.

Historic Site: includes both archaeological and historic sites, structures, or development which contributes to Grant County's cultural and historic heritage, including but not limited to Indian and pioneer settlements, old buildings, forts, trails, landings, bridges, or the sites thereof together with interpretive facilities.

Hog Ranch: for the purpose of this UDC a hog ranch consists of more than twenty (20) mature animals (six months of age or older) and their young, whether the hogs are all or only part of the farming operation. Sale of hogs is not essential for the operation to be classified as a hog ranch.

Home Occupation: a small-scale commercial activity on residential parcels, subordinate to the primary residential use, conducted in whole or in part in either the resident's single-family dwelling unit or in an accessory building, and conducted by one or more residents of a single-family residence and not more than two (2) additional employees not residing at the residence. Subject to the performance and use-specific standards set forth in GCC § 23.08.210.

Homeowners' Association: An incorporated, non-profit organization operating under recorded land agreements through which (1) each lot owner is automatically a member; (2) each lot is automatically subject to a charge for a proportionate share of the expenses for the organizations' activities, such as maintaining common property; and (3) a charge, if unpaid, becomes a lien against the property.

Hospice Care Facility: an establishment that provides palliative care provided to terminally ill persons in a place of temporary or permanent residence that alleviates physical symptoms, including pain, as well as alleviates the emotional and spiritual discomfort associated with dying.

Hospital: a building designed and used for medical and surgical diagnosis, treatment, and housing of persons, which may include overnight stay. Rest homes, nursing homes, convalescent homes and clinics are not included.

Hospitality Commercial Establishments: restaurants, bed and breakfast inns, bed and breakfast residences, and transient lodging establishments and associated guest facilities available for short-term accommodation for a period not to exceed thirty (30) days.

Hydrogeology: the study of subsurface waters, their origin, occurrence, movement and quality.

I

Illegal Use: any use of land or a structure which is inconsistent with current codes or was inconsistent with previous codes in effect when the use or structure was established. An illegal use is different than a "nonconforming use".

Illicit Discharge: all non-stormwater discharges to stormwater drainage systems that cause or contribute to a violation of state water quality, sediment quality, or groundwater quality standards including, but not limited to, sanitary sewer connections, industrial process water, interior floor drains, and gray water systems.

Impervious Surface: a hard surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. Impervious surface shall also include a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include but are not limited to roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads with compacted subgrade, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces.

Impoundment: a natural topographic depression, man-made excavation, or diked area, which is designed for livestock watering, irrigation, recreation, wildlife habitat, fish rearing, or property enhancement. Impoundments do not include stormwater management ponds.

Improvements: Structures, roads, and other developments of land.

Incidental: subordinate to, minor in significance, and bearing a reasonable relationship with the primary use.

Individual Road Concurrency: concurrency based on traditional A through F LOS rankings related to specific County Road segments and to County road intersections using the Highway Capacity Manual.

Indoor Recreation & Entertainment Facilities: structures and places designed and equipped for indoor leisure-time activities, including, but not limited to, physical fitness clubs, skating rinks, bowling alleys, sports courts, theaters, and dramatic, operatic, musical or other performance, for which admission is charged.

Industrial Development: facilities for the processing, manufacture, or storage of finished or partially finished goods.

Industrial Use: activities predominantly associated with manufacturing, assembly, processing, or storage of products.

Infraction case: a proceeding initiated in a court of limited jurisdiction pursuant to GCC Chapter 25.16 that authorizes offenses to be punished as infractions.

Infrastructure: existing installed facilities and services including capital facilities such as water supply, sewage disposal, and storm drainage systems, and transportation facilities such as public roads.

Innocent Purchaser for Value: a purchaser, not a donee, heir or devisee, that acts in good faith to purchase property for valuable consideration without actual or constructive notice that the land was illegally subdivided.

Institutional Facilities or Development: structures and related activity areas used by organizations providing educational, social, or non-commercial recreational services to the community, including performance halls, government service offices, fairgrounds, facilities for assembly, colleges, primary and secondary schools, museum, and libraries.

Intensity: a measure of land use activity based on density, use, mass, size and impact.

1 **Intensive:** highly concentrated, very large, or considerable, in terms of Grant County standards and
2 development.

3 **Interlocal agreement:** any agreement between the County and a district or city which sets forth certain
4 terms relating to the planning, zoning, and regulation of development and other issues within an urban
5 growth area.
6

7 **Interpretive Center:** building(s) or site dedicated to public education about local or area ecology, natural
8 history, human history, or other similar subjects. An interpretive center may include a small store,
9 cafeteria, and auditorium, but does not include overnight stays.
10

11 J

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13
14 **Judge:** any judge of any court of limited jurisdiction and shall include every judicial officer authorized to
15 preside over infraction cases.

16 **Judgment:** any final decision in an infraction case, including, but not limited to, a finding entered after a
17 hearing governed by these rules or after payment of a monetary penalty in lieu of a hearing.
18

19 **Junk Yard:** a primary or accessory use of structures or land for storage, recycling, dismantling or selling
20 of cast-off, unused, scrap, or salvage material of any sort.
21

22 K

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24 **Kennel:** a place where dogs and cats are temporarily boarded for compensation and may be bred for
25 compensation; any premises, except where accessory to an agricultural use, where five (5) or more dogs
26 and/or cats are kept whether as pets or commercially.
27

28 **Kitchen:** a room used for cooking or preparing food.
29

30 L

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33 **Lake:** a naturally or artificially-created body of deep (generally greater than 6.6 feet) open water, 20 acres
34 or greater, that persists throughout the year and meets the definitional criteria for a deepwater habitat. For
35 the purposes of this UDC, those portions of a lake that meet the definitional criteria for “wetland” shall be
36 regulated under the wetland section of this UDC.

37 **Land Disturbing Activity:** any activity that results in a change in the existing soil cover (both vegetative
38 and non-vegetative) and/or the existing soil topography. Land disturbing activities include but are not
39 limited to demolition, construction, paving, clearing, grading, and grubbing.
40

41 **Land Division:** the creation of two or more parcels of land within the boundaries of a single parcel. All
42 contiguous property held in the same or substantially the same ownership, or under the control of the
43 owner, whether or not the property is described in separate legal descriptions, shall be considered as part
44 of the original tract of record for the purposes of GCC Chapter 22.04 of this UDC.

45 **Landfill:** the placement of soil, rock, gravel, existing sediment, or other material (excluding solid waste)
46 to create new land, or bottom land, along the shoreline below the ordinary high water mark or on upland
47 areas or wetlands, in order to raise the elevation.
48

49 **Land Owner:** The legal or beneficial owner or owners of land, a contract purchaser, or any other person
50 having an enforceable proprietary interest in the land.

1 **Landslide:** down slope movement of a mass of soil, rock, snow or ice including, but not limited to rock
2 falls, slumps, mud flows, debris flows, torrents, earth flows and snow avalanches.

3 **Landslide Hazard Areas:** those areas potentially subject to landslides based upon a combination of
4 geologic, topographic and hydrologic factors specified in GCC § 24.08.500.

5 **Lattice Tower:** a vertical support structure consisting of a network of crossed metal braces, forming a
6 tower which may be three, four, or more sided.

7 **Lawyer:** any person authorized by Supreme Court rule to practice law.

8 **Lease:** a contract between the owner and lessee giving the right to use the land.

9 **Legal Lot of Record:** Any separately described parcel or lot that: (1) was created by a subdivision, short
10 subdivision or boundary line adjustment approved by Grant County pursuant to GCC, (2) was created in a
11 segregation exempt from subdivision requirements, (3) was created pursuant to any previous laws
12 governing subdivision or segregation of land, (4) or was otherwise legally established; and is recorded
13 with the Grant County Auditor.

14 **Legal Ownership:** The proprietary interest of a land owner.

15 **Legislative Authority:** the governing authority of the County, namely the Board of County
16 Commissioners.

17 **Level of Service (LOS) Standard:** an established minimum capacity of public facilities or services that
18 must be provided per unit of demand or other appropriate measure of need. For transportation, an A
19 through F scale is frequently used to reflect level of service and to designate a LOS standard.

20 **Light Industrial:** a use involving basic processing and manufacturing of materials or products
21 predominantly from previously prepared materials or finished products or parts, including processing,
22 fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products,
23 but excluding basic processing of raw materials except food products.

24 **Livestock:** cattle, bison, sheep, goats, swine, horses, mules, llamas, ostriches and other poultry, and other
25 like animals.

26 **Livestock Maintenance:** the management of livestock, including feeding, herding, sheltering and similar
27 activities, in numbers greater than those defined as domestic animal maintenance.

28 **Lodge:** a fraternal organization or club; a group of people formally organized for a common interest,
29 usually cultural, religious, or entertainment, with regular meetings, rituals, and formal or informal written
30 membership requirements. May include eating and/or drinking facilities for members or meeting or
31 reception halls.

32 **Long-term Commercial Significance:** includes the growing capacity, productivity, and soil composition
33 of the land for long-term commercial production, in consideration with the land's proximity to population
34 areas, and the possibility of more intense uses of the land.

35 **Lot:** a designated parcel, tract, or plot of land established by plat, subdivision, or as otherwise permitted
36 by law, to be used, developed or built upon as a unit; any fractional part of subdivided lands having fixed
37 boundaries, individually numbered or separately designated parcels of property in an approved
38 subdivision or development. The term "lot" is synonymous with the terms "parcel" and "tract".

39 **Lot, Building:** a lot created for the purpose of development under the intended use of the zone.

40 **Lot, Corner:** a lot situated at the intersection of two streets or roads.

41 **Lot, Panhandled:** a lot which sits behind another lot and obtains access to the main access road via a
42 narrow driveway strip.

1 **Lot, Substandard:** a lot which does not meet the minimum size, width or density requirements or is
2 unable to meet the minimum setback requirements of the zone.

3 **Lot Coverage:** the percent of area of a lot that is occupied by buildings, excluding roof overhangs and
4 covered porches not used for sales, storage, or service.

5 **Lot Line, Front:** the boundary of a parcel adjacent to any street right-of-way, or when a parcel is not
6 contiguous to a street, the boundary of a parcel to which access is provided. Corner lots and through lots
7 have more than one front lot line.

8 **Lot Line, Rear:** the boundary of a parcel opposite the front lot line. Corner and through lots do not have
9 a rear lot line.

10 **Lot Line, Side:** any boundary of a parcel which is neither a front or rear lot line.

11 **Lot of Record:** Any lot recorded with the Grant County Auditor that may or may not have been legally
12 divided in compliance with the GCC.

13 **Lot of Record, Legal:** Any separately described parcel or lot that: (1) was created by a subdivision, short
14 subdivision or boundary line adjustment approved by Grant County pursuant to GCC, (2) was created in a
15 segregation exempt from subdivision requirements, (3) was created pursuant to any previous laws
16 governing subdivision or segregation of land, (4) or was otherwise legally established; and is recorded
17 with the Grant County Auditor.

18 **Lot Size:** the total horizontal square footage area within property lines, provided that area may include
19 the portion of the property that was dedicated to the public or private street right-of-way.

20 **Lot, Through:** a lot having two opposite lot lines abutting public streets which are usually more or less
21 parallel to each other; not a corner lot. Both lot lines abutting streets shall be deemed front lot lines.

22 **Lot Width:** the length of the front lot line, or the distance between two side lot lines measured at the front
23 setback line, whichever is greater.

24 **Lowest floor:** the lowest floor of the lowest enclosed area including basement. An unfinished or flood
25 resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than
26 a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as
27 to render the structure in violation of the applicable non-elevation design requirements of this UDC found
28 in Section 15.20.190(1). Design requirements found in GCC § 24.16.190(a)(1).

34 M

35 **Maintenance Agreement:** a written agreement between parties to physically maintain a facility for
36 common use in a manner which conforms to standards of adequacy specified in such an agreement.

37 **Maintenance, Drainage:** any activity that is necessary to keep a stormwater and drainage facility in good
38 working order so as to function as designed. Maintenance shall include complete reconstruction of a
39 stormwater and drainage facility if reconstruction is needed in order to return the facility to good working
40 order. Maintenance shall also include the correction of any problem on the site property that may directly
41 impair the functions of the stormwater and drainage facilities.

42 **Maintenance Covenant, Drainage:** a binding agreement between Grant County and the person or
43 persons holding title to a property served by a stormwater and drainage facility whereby the property
44 owner promises to maintain certain stormwater and drainage facilities. The property owner shall also
45 grant the County the right to enter the subject property to inspect and to make certain repairs, or perform
46 certain maintenance procedures on the stormwater control facilities when the property owner has not
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1 performed repairs or maintenance. The property owner will be required to reimburse the County for the
2 cost should the County perform such repairs or maintenance.

3 **Maintenance and Repair, Normal:** “normal maintenance” includes those acts to prevent a decline,
4 lapse, or cessation from a lawfully established condition. “Normal repair” means to restore a development
5 to a state comparable to its original condition within a reasonable period after decay or partial destruction.
6 Normal maintenance and repair do not include maintenance and repair that causes substantial adverse
7 effects to shoreline resources or environment (WAC 173-27-040).
8

9 **Main Building:** a building used for the primary or predominant use to which the property is or may be
10 devoted, and to which all other uses on the premises are accessory.

11 **Manufactured Home:** a single-family dwelling built according to the U.S. Department of Housing and
12 Urban Development Manufactured Home Construction and Safety Standards Act, which is a national
13 preemptive building code. A manufactured home also: (1) includes plumbing, heating, air conditioning, and
14 electrical systems; (2) is built on a permanent chassis; and (3) can be transported in one or more sections with
15 each section at least eight (8) feet wide and forty (40) feet long when transported, or when installed on the site
16 is three hundred twenty (320) square feet or greater (RCW 59.20.030). A manufactured home bears an
17 insignia issued by a state or federal regulatory agency indicating that the structure complies with all
18 applicable construction standards of the definition of a manufactured home.
19

20 **Manufacturing:** the mechanical or chemical transformation of materials or substances into new products,
21 including the assembling of component parts, the creation of products, and the blending of materials, such
22 as lubricating oils, plastics, resins, or liquors.

23 **Manure Lagoons:** lagoons for livestock and poultry waste which shall follow construction and
24 management guidelines set forth by the Agricultural Advisory Board.
25

26 **Marijuana Production:** as defined in WAC 314-55-075 as now exists or may hereafter be amended.
27 Marijuana production is not defined as an agricultural activity or use pursuant to RCW 82.04.213. For
28 purposes of categorization for the Grant County Code, marijuana production facilities shall be considered
29 an industrial use.

30 **Marijuana Processing:** as defined in WAC 314-55-077 as now exists or may hereafter be amended.
31 Marijuana processing is not defined as agricultural processing or as an agricultural use pursuant to RCW
32 82.04.213. For purposes of categorization for the Grant County Code, marijuana processing facilities
33 shall be considered an industrial use.
34

35 **Marijuana Retail:** as defined in WAC 314-55-079 as now exists or may hereafter be amended.
36 Marijuana retail is not defined as retail sales of agricultural products or as an agricultural activity or use
37 pursuant to RCW 82.04.213. For purposes of categorization for the Grant County Code, marijuana retail
38 facilities shall be considered a commercial use.

39 **Marina:** a facility that provides wet moorage or dry storage, supplies, and services for pleasure craft and
40 some types of commercial craft. Boat-launching facilities may also be provided at a marina; a marina may
41 be either open to the public or for private use.
42

43 **Master Planned Resort:** a self contained and fully integrated planned unit development in a setting of
44 significant natural amenities, with primary focus on destination resort facilities consisting of short-term
45 visitor accommodations associated with a range of on-site indoor or outdoor recreational facilities.

46 **Microcell:** a wireless communication facility consisting of an antenna that is either: (1) Four feet in
47 height and with an area not more than five hundred eighty square inches; of (2) if a tubular antenna, no
48 more than four inches in diameter and no more than six feet in length.
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Mine Hazard Areas: Those areas that fall within one hundred (100) horizontal feet of a mine opening at the surface or an area designated as a mine hazard area by the Washington State Department of Natural Resources.

Minerals: clay, coal, gravel, industrial minerals, valuable metallic substances, peat, sand, stone, topsoil, and any other similar solid materials or substances to be excavated from natural deposits on or in the earth for commercial, industrial, or construction use.

Mineral Extraction: the removal of naturally occurring materials from the earth for economic use. Extraction materials include nonmetallic minerals such as sand, gravel, clay, coal, and various types of stone.

Mineral Resource Lands: lands containing mineral deposits, both active and inactive, that have a known or potential long-term commercial significance for the extraction of minerals and which are in close, economic proximity to locations where the deposits are likely to be used.

Mineral Resource Land Protection Provisions: provisions intended to enhance and encourage mineral resource land operations by recognizing mineral extraction activities as essential rural activities that do not constitute a nuisance (see GCC § 23.04.080).

Mini Storage Facility: a single-story structure or structures containing separate, individual, and private storage spaces of varying sizes leased or rented individually for varying periods of time for the storage of customers' goods or wares.

Mining: the removal of naturally occurring metallic and nonmetallic minerals and other related materials from, on and beneath the earth's surface. Normally, such removal is for commercial and construction purposes. Mining in general includes deep pit, open pit, or surface mining, quarrying, and placer or hydraulic mining.

Mining, Surface or Open-pit: involves either the removal of surface material (overburden) to enable the underlying mineral resources to be exposed and extracted (quarried) or the direct extraction of naturally occurring surface minerals and materials such as rock, sand, gravel and aggregate. Removal of sand from river bars is considered a surface mining activity.

Mining Operations: all mine-related activities, including:

- (1) the mining or extraction of rock, stone, gravel, sand, earth, and other minerals;
- (2) blasting, equipment maintenance, sorting, crushing, and loading;
- (3) on-site mineral processing including asphalt or concrete batching, asphalt or concrete recycling, and other aggregate recycling;
- (4) transporting minerals to and from the mine, on site road maintenance, road maintenance for roads used extensively for surface mining activities, traffic safety, and traffic control.

Minor Revision: a minor adjustment to a preliminary plat based upon the comments received from agencies with jurisdiction or corrections to the engineering of the layout of the plat. The decision as to whether any modification to a complete application is a "minor revision" shall be determined by the Administrative Official.

Mitigation: the process of or measures prescribed and implemented for avoiding, reducing, or compensating for the environmental impact(s) of a proposed activity or use, including, but not limited to, restoration, creation, or enhancement (See WAC 197-11-768).

Mitigation Bank: means a properly developed collection of existing, created, restored or enhanced wetlands and their protective buffers that are created or established using best available science to provide mitigation credits to offset future adverse impacts to wetlands from approved projects elsewhere.

1 **Mitigation Banking:** a state-approved program including the creation, restoration, or enhancement of
2 wetland or other aquatic habitats and their functional values together with a program of administrative
3 functions expressly for the purpose of providing compensatory mitigation in advance of proposed
4 discharges into water of the United States, including wetlands, where mitigation cannot be achieved at the
5 site of the impact.

6 **Mitigation, In-kind:** to replace critical areas (e.g. wetlands) with substitute critical areas (e.g. wetlands)
7 whose characteristics closely approximate those destroyed or degraded by a regulated activity.
8

9 **Mitigation, Off-Site:** to replace critical areas, critical area buffers or their functions or values away from
10 the site on which the critical area or buffer has been adversely impacted by a regulated activity.

11 **Mitigation, On-site:** to replace critical areas at or within 200 feet of the site on which critical area has
12 been impacted by a regulated activity.
13

14 **Mitigation, Out-of-kind:** to replace a critical area (e.g. wetland) with a substitute critical area (e.g. wetland)
15 whose characteristics do not closely approximate those destroyed or degraded by a regulated activity.

16 **Mitigation Plan:** a detailed plan indicating actions necessary to mitigate adverse impacts to critical areas.
17

18 **Mixed-Use:** mixed-use buildings, typically with residential units above or beside a story of two of
19 commercial spaces. The mixed-use district allows for a mixture of residential housing types and densities;
20 commercial, office, and institutional uses, parks and recreation uses; and public uses.

21 **Mobile Home:** a factory-built dwelling built prior to June 15, 1976, which does not meet applicable
22 requirements of the U.S. Department of Housing and Urban Development Manufactured Home Construction
23 and Safety Standards Act; designed to be transportable in one or more sections; and built on a permanent
24 chassis. Mobile homes do not include modular homes, manufactured homes, factory-built housing,
25 commercial coach, recreational vehicle or motor homes.
26

27 **Mobile/Manufactured Home Park:** any real property:

- 28 (1) which is rented or held out for rent to others for the placement of two (2) or more mobile homes,
29 manufactured homes, park model trailers, or park model recreational vehicles for the primary
30 purpose of production of income, except where such real property is rented out or held out for
31 rent for seasonal recreational purpose only and is not intended for year-round occupancy;
32
- 33 (2) consisting of common areas and two (2) or more lots held out for placement of mobile homes,
34 manufactured homes, park model trailers, or park model recreational vehicles in which both the
35 individual lots and the common areas are owned by an association of shareholders which leases
36 or otherwise extends the right to occupy individual lots to its own members; or
- 37 (3) whether it is called a subdivision, condominium, or planned unit development, consisting of
38 common areas and two (2) or more lots held for placement of mobile homes, manufactured
39 homes, park model trailers, or park model recreational vehicles in which there is private
40 ownership of the individual lots and common, undivided ownership of the common areas by
41 owners of the individual lots.
42

43 Outdoor storage of recreational vehicles as authorized pursuant to GCC § 23.08.020(d) shall not be
44 considered a mobile/manufactured home park.

45 **Modular Home:** a residential dwelling unit composed of components assembled in a manufacturing plant
46 and transported to the building site for final assembly on a permanent foundation, which meets the
47 requirements of the Uniform Building Code as adopted by Grant County. May consist of two sections
48 transported to the site in a manner similar to a mobile home, or a series of panels or room sections
49 transported on a truck and erected or joined together on the site. Modular homes do not include mobile or
50 manufactured homes.

1 **Monopole Tower:** a vertical support structure consisting of a single vertical metal, concrete, wooden or
2 composite material pole, typically round or square, and driven into the ground or attached to a foundation.

3 **Motor Home:** a motor vehicle originally designed, reconstructed, or permanently altered to provide
4 facilities for human habitation, which include lodging, cooking, and sewage disposal, and enclosed with a
5 solid body shell with the vehicle, but excluding a camper or similar unit constructed separately and
6 affixed to a motor vehicle (RCW 46.04.305).
7

8 **Mount:** the structure or surface upon which personal wireless service facilities are mounted. There are
9 generally 3 types of mounts:

- 10 (1) Building mounted. A personal wireless service facility mount fixed to the roof or side of a
11 building;
- 12 (2) Ground mounted. A personal wireless service facility mount fixed to the ground, such as a tower.
- 13 (3) Structure mounted. A personal wireless service facility fixed to a structure other than a building,
14 such as light standards, utility poles and bridges.
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19
20 **National Wetland Inventory:** an inventory that was developed by the U.S. Fish and Wildlife Service,
21 which used aerial photography to map wetlands across the nation. This information has been put on
22 USGS Quadrangle maps and the County has a complete set for Grant County. The USFWS used its more
23 inclusive definition of wetlands to determine which wetland would be included in the NWI. Ground
24 truthing of this information indicates that the NWI does not include all the wetlands that actually exist. In
25 some areas, only 50 percent of the existing wetlands are identified in the NWI. Wetlands in forested areas
26 are especially difficult to identify from aerial photographs, and are likely to be missing from the NWI.

27 **Native Vegetation:** plant species which are indigenous to the area.
28

29 **Natural Amenity:** A natural or historically created feature and/or location, within or on a particular
30 property, place or area, that enhances the aesthetic quality, visual appeal, makes more satisfying, or is
31 attractive in lending itself to particular type of use.

32 **Natural Watercourse:** any stream in existence prior to settlement that originated from a natural source.
33 An example of a natural watercourse is a stream that originates in the foothills, flows through agricultural
34 and/or urban land, and empties into a saltwater bay or another watercourse.
35

36 **Naturally-Occurring Location:** the location of those channels, swales, and pre-existing and established
37 systems as defined by the first documented topographic contours existing for the subject property. The
38 location shall be determined from maps, photographs, site inspections, decisions of a court of law, or
39 other means determined appropriate by the County Engineer.

40 **New Construction:** structures for which the start of construction commenced on or after the effective
41 date of this UDC.
42

43 **Noise:** any sound not occurring in the natural environment which causes or tends to cause an adverse
44 psychological or physiological effect on humans.

45 **Nonconformance or Nonconforming:** any use, improvement, site, lot, parcel, or structure established in
46 conformance with Grant County rules and regulations in effect at the time of establishment that no longer
47 conforms to the range of uses permitted in the site's current zoning or to the current development
48 standards of this UDC due to changes in this UDC or its application to the subject property.
49 Nonconformity is different than and not to be confused with illegality (see "Illegal Use").
50

1 **Nonconforming Lot:** a lot of record that was lawfully established and maintained at the effective date of
2 this UDC, but which because of the application of this UDC to it, does not conform to the use,
3 development standards, or other regulations prescribed for the zoning district in which it is located.

4 **Nonconforming Structure or Building:** a structure or building that was lawfully established and
5 maintained at the effective date of this UDC, but which because of the application of this UDC to it, does
6 not conform to the size, dimensions, location, or development standards, or other regulations prescribed
7 for the zoning district in which it is located.
8

9 **Nonconforming Use:** a use of a structure or of land that was lawfully established and maintained at the
10 effective date of this UDC, but which because of the application of this UDC to it, does not conform to
11 the use, development standards, or other regulations prescribed for the zoning district in which it is
12 located.

13 **Non-Soil Dependent:** any use which is included in the definition of agriculture, but which is not
14 dependent on the use of native soil or which does not allow continued and future use of the soil for
15 growing crops.
16

17 **Notice of Infraction:** a document initiating an infraction case when issued and filed pursuant to GCC
18 Chapter 25.16.

19 **Nuisance:** all violations of land use ordinances, statutes and regulations contained in this UDC are hereby
20 declared to be detrimental to the public health, safety and welfare and as such shall constitute public
21 nuisances.
22

23 **Nursery:** land used for the storage, cultivation, or transplanting of live trees, shrubs, or plants offered for
24 sale on or off the premises including products used for gardening or landscaping. Wholesale nurseries do
25 not have associated sales buildings, while retail nurseries may have associated sales buildings.

26 **Nursing Home:** a facility or residence that provides health or long-term care services to residents,
27 including nursing or other supportive or restorative health services on a twenty-four hour basis (RCW
28 43.190.020), duly licensed by the State of Washington as a “nursing home” in accordance with current
29 state statutes.
30

31 Q

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33
34 **Occupancy:** pertains to and is the purpose for which a building is used or intended to be used. A change of
35 occupancy is not intended to include a change of tenants or proprietors.

36 **Occupancy, Permanent:** habitation of a residence year round, or connected to permanent services or utilities
37 for three (3) consecutive months or longer.
38

39 **Occupancy, Temporary:** habitation of a residence for less than twelve (12) months, or connected to
40 permanent services or utilities for less than three (3) consecutive months.

41 **Office:** a commercial use which provides government, business, professional, medical, financial or
42 personal services for the non-daily needs of individuals, groups or organizations.
43

44 **Official Zoning Maps Controls:** legislatively defined maps delineating the various zoning districts of
45 Grant County. The official zoning maps show the zoning of specific parcels of land.

46 **Official Signs:** are directional and other signs or notices erected and maintained by public offices or
47 agencies pursuant to and in accordance with city, county, state or federal law for the purpose of carrying
48 out an official duty or responsibility.
49
50

1 **Off-Premises Sign:** a sign advertising a business or product not located on the premises where it is
2 produced or sold.

3 **Off Road Vehicle Park:** designated park/trails for off-road vehicles to serve more than immediate family
4 living on the site.

5
6 **Off-Site Drainage Analysis:** a study of those land areas contributing surface runoff to a development site
7 as well as a study of the existing and predicted impacts of surface runoff from the development site on
8 properties and drainage features that have the potential to receive stormwater from the development site.

9 **Off-Street Parking:** an area of land located outside of any public right-of-way or private roadway and
10 used for vehicular parking.

11
12 **Oil and Gas Operation:** includes the siting, drilling, deepening, re-completion, reworking, shut-in or
13 abandonment of oil or gas wells, the generation, transportation, storage, treatment, or disposal of
14 exploration and production wastes; and any construction, site preparation, or reclamation activities
15 associated with such exploratory wells; and, operations related to conversion of exploratory wells to
16 production, including: the installation of flow lines, gathering systems and compression stations to the
17 point of delivery into a gas distribution pipeline or transmission pipeline.

18 **Oil and Gas Testing:** means preliminary testing for oil and gas, including the conduct of geophysical test
19 and operations and the drilling of test bores, not to exceed 100', which are not regulated by Chapter 78.52
20 RCW (the Oil and Gas Conservation Act).

21
22 **Omni-Directional Antenna:** an antenna designed to receive and/or transmit signals in a 360° pattern, up
23 to 20 feet in height or length, and up to approximately 5 inches in diameter.

24 **Ongoing Agriculture:** the continuation of any existing agricultural activity on land designated as
25 "Agricultural Resource Land of Long Term Commercial Significance" including crop rotations. Activities
26 undertaken for the first time after September 30, 1999 do not constitute "ongoing agriculture."

27
28 **Open Record Public Hearing:** a hearing, conducted by a single hearing body authorized by Grant
29 County to conduct such hearings, that creates the County's record through testimony and submission of
30 evidence and information, under procedures prescribed in GCC § 24.04 as amended by ordinance or
31 resolution. An open record hearing may be held prior to the County's decision on a project permit to be
32 known as an "open-record pre-decision hearing," and will result in either a recommendation to the Board
33 of County Commissioners or a final decision on a project permit application. An open record hearing may
34 be held on an appeal, to be known as an "open record appeal hearing," if no open record pre-decision
35 hearing has been held on the project permit (RCW 36.70B.020(3)).

36 **Open Space:** any land area, the preservation of which in its present use would conserve and enhance
37 natural or scenic resources; or, protect streams or water supplies; or, promote conservation of soils,
38 wetlands, beaches or tidal marshes; or, enhance the value to the public of abutting or neighboring parks,
39 forests, wildlife preserves, nature reservations; or, sanctuaries or other open space; or, enhance recreation
40 opportunities; or, preserve historic sites.

41
42 **Open Space Taxation Program, Current Use:** includes properties utilized for agriculture, timber, and
43 open space uses as provided RCW 84.34.

44 **Operator:** any person who is in actual physical or electronic control of a powered watercraft, motor
45 vehicle, aircraft, off highway vehicle, or any other engine driven vehicle.

46
47 **Ordinary High Water Mark (OHWM):** the mark on the shores of all water which will be found by
48 examining the bed and banks and ascertaining where the presence and action of waters are so common
49 and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from
50 that of the abutting upland, in respect to vegetation; provided that, in any area where the ordinary high-

water mark cannot be found, the ordinary high-water mark adjoining saltwater shall be the line of mean highest high tide and the ordinary high-water mark adjoining freshwater shall be the line of mean high-water. (WAC 173-22-030)

Outdoor Advertising: all publicly displayed messages such as signs, billboards, placards, pennants or posters, whose purpose is to provide official and commercial information, direction and advertising.

Outdoor Commercial Amusement Facilities: those facilities of a permanent nature involving assembly of people, such as drive-in theaters, race tracks, rodeos, waterparks and swimming pools, miniature golf courses, zoos, and other similar uses.

Outdoor Recreation Development: a publicly-used outdoor facility for recreation, including Community Parks; facilities for, outdoor sports, including golf courses, outdoor shooting and archery ranges, recreational racetracks, water ski lakes, and ORV/ATV parks; Major Campgrounds; and similar developments.

Outdoor Storage: the storage of goods and materials out-of-doors for periods exceeding forty-eight (48) hours.

Overlay Zoning District: a zoning district that is applied to a specified area warranting specific recognition and management in addition to an underlying or base zone. Properties within an overlay zone are subject to the requirements of both the underlying zone and the overlay zone. Except as otherwise provided in GCC § 23.04 Article VI, the provisions of an Overlay Zoning District shall prevail over any conflicting provisions of this UDC for the duration of the overlay district, subject to Chapter 36 RCW.

Overnight Lodging Facility: an individual building or group of attached or detached buildings containing guest rooms, together with conveniently located parking space on the same lot, which is designed, used or intended to be used for overnight accommodation of transients, such as a hotel or motel, but does not include Hospitality Commercial Establishments such as Bed and Breakfast Inns, Bed and Breakfast Residences, Guest Ranches and Transient Residence or Transient Guest House.

Owner: any person, agent, firm or corporation having a legal or equitable interest in the property.

Owner Occupancy: when a property owner as reflected in title records who makes his or her legal residence at the site and who resides at the site more than six (6) months out of any given year.

P

Parcel: see “Lot.”

Park: a tract of land designated and used by the public for recreation.

Park, Community: a park planned to provide indoor and outdoor active and structured recreation opportunities primarily for organized activities and sports, although individual and family activities are also encouraged. The service area is typically a 3-mile radius in urban areas and can be up to 10 miles in rural areas. These parks are generally focused around small or special interest landscaped area, shoreline access sites, community gardens, single purpose sites used for Playing Fields, or sites occupied by recreation buildings such as community or senior centers.

Park, Open Space: a park that includes undeveloped land primarily left in its natural condition and used for passive recreation purposes, creation of separation and seclusion, and as buffers between non-open space uses. Open Space Parks typically showcase significant historic, archaeological, scientific, cultural or unique natural features or landscape features or natural processes. Open Space Parks may include wetlands, steep hillsides, river corridor bluffs, view points or linear areas primarily designed to accommodate trail areas. These parks are designed to offer a greater level of solitude than day use parks.

1 **Park and Ride:** a designated parking facility specifically intended for use by public transportation and
2 ridesharing patrons.

3 **Parking Lot:** an off-street, ground-level open area, usually improved, for the temporary storage of motor
4 vehicles.

5 **Parking Space, Off-street:** an area adequate for parking vehicles, located totally outside of any street or
6 alley right-of-way.

7 **Parking Structure:** a building or structure consisting of more than one level and used to store motor
8 vehicles. Underground parking is considered a parking structure.

9 **Park Model Trailer, Park Model Recreational Vehicle:** a park trailer or recreational vehicle intended
10 for permanent or semi-permanent installation and habitation, as defined in the American National
11 Standards Institute A119.5 standard.

12 **Party of Record:** any person who has testified at an open-record public hearing, or has submitted a
13 written statement related to a development action, or has notified the Grant County Administrative
14 Official of their desire to receive a copy of a final decision related to a development action, and who
15 provides the County with a complete address.

16 **Peak Discharge:** the maximum surface water runoff rate determined for the design storm.

17 **Performance Bond:** an executed bond or other acceptable security, in an amount acceptable to the Board of
18 County Commissioners, to assure full and final completion of all required improvements within the
19 specified time.

20 **Performance Standards, General:** a set of criteria or limits relating to certain characteristics that a
21 particular use or process may not exceed.

22 **Performance Standards, Critical Area:** criteria or limits related to critical area protection for a
23 particular use or activity. Performance standards refer to the degree of allowed hazard, environmental
24 damage, nuisance from smoke, dust, noise, glare, odor, erosion and sediment, runoff, liquid, solid, or
25 airborne wastes, fumes or traffic or reduction in environmental functions and values resulting from a
26 permitted land use activity. See GCC § 24.08.

27 **Performance and Use-Specific Standards:** these provide criteria for testing the degree of hazard,
28 environmental damage, or nuisance from land use activities creating smoke, dust, noise, glare, odor,
29 erosion and sediment, runoff, liquid, solid, or airborne wastes, fumes or traffic. See GCC § 23.08.

30 **Permit Center:** the Grant County Department of Community Development, Current Planning Division.

31 **Permit Exemption Statement:** a written statement of the Administrative Official, based on
32 administrative findings and conclusions, that a land use or development activity is consistent with this
33 UDC and the Comprehensive Plan, and is not subject to permit requirements of this UDC.

34 **Permit Review:** the process of reviewing applications for project permits for consistency with the
35 requirements of this UDC.

36 **Permitted Use:** any use authorized or permitted alone or in conjunction with another use in a specified
37 zone and subject to the limitations of the regulations of such zone.

38 **Permittee:** the entity to whom a permit is granted.

39 **Person:** any individual, owner, contractor, tenant, partnership, corporation, association, organization,
40 cooperative, public or municipal corporation agency of a state or local governmental unit however
41 designated, public or private institution, or an employee or agent of any of the forgoing entities; or an
42

applicant, a re-applicant, a permit holder, an authorized agent of any entity, or any third party acting on behalf of any entity.

Personal and Professional Services: for the purposes of this UDC, establishments primarily engaged in providing assistance, as opposed to products, to individuals, business, industry, government, and other enterprises, not listed specifically in this UDC as a distinct use for regulatory purpose, such as laundry and dry cleaning services; barber shops and beauty salons; legal, engineering, architectural, design and accounting services, and the like.

Personal Wireless Communications Services and Personal Wireless Communications Service Facilities: shall be defined in the same manner as in Title 47, United States Code, Section 332(c)(7)(c), and as may be amended. Personal Wireless Communication Services shall include, but not be limited to, global positioning satellite (GPS) data, “personal communications services” (PCS) technology, and “pagers”.

Planned Unit Development (PUD): a development characterized by a unified site design, clustered residential units, and areas of common open space, including recreational developments such as golf courses, and developed in accordance with the terms of this UDC.

Planning Commission: the Grant County Planning Commission.

Planning Department: the Grant County Department of Community Development, Long Range Planning Division.

Plat: a map or representation of a subdivision or short subdivision of land showing the division of a parcel of land into lots, roads, dedications, common areas, restriction and easements, as required by RCW 58.17 and this UDC.

Plat Alteration: (see “Subdivision, Alteration of”).

Plat, Final: (see “Subdivision, Final”).

Plat, Long: a document consisting of a map of a short subdivision together with written certificates, dedications and date. (also see “Subdivision, Long”).

Plat, Preliminary: a neat and approximate drawing of a proposed subdivision or short subdivision showing the general layout of streets and alleys, lots, blocks, and other elements of a subdivision consistent with the requirements of Code and RCW 58.17. (also see “Subdivision, Preliminary”).

Plat, Short: a document consisting of a map of a short subdivision together with written certificates, dedications and date. (also see “Subdivision, Short”).

Plat, Vacation: (see “Subdivision, Vacation of”).

Playing Field: a land area designed and used for outdoor games, such as baseball, football, soccer, track events and tennis. It includes public outdoor swimming pools.

Plug-in Hybrid Electric Vehicle (PHEV): a hybrid vehicle with rechargeable batteries that can be restored to a full charge by connecting a plug to an external electric power source. A PHEV shares the characteristics of both a conventional hybrid electric vehicle, having an electric motor and an internal combustion engine; and of an all-electric vehicle, also having a plug to connect to the electrical grid.

Pollution: contamination or other alteration of the physical, chemical, or biological properties of waters of the state. Pollution includes but is not limited to change in temperature, taste, color, turbidity, or odor of the waters, or such discharge of any liquid, gaseous, solid, radioactive, or other substance into any waters of the state as will or is likely to create a nuisance or render such waters harmful.

1 **Pond:** a naturally or artificially created body of deep (generally greater than 6.6 feet) open water, under
2 20 acres, that persists throughout the year and meets the definitional criteria for a deepwater habitat. Farm
3 ponds are excluded from this definition.

4 **Porosity:** (1) the ratio, usually expressed as a percentage, of the total volume of voids of a given porous
5 medium to the total volume of the porous medium; (2) the volume percentage of the total bulk not
6 occupied by solid particles.
7

8 **Potable Water:** water which meets the quality standards for human drinking purposes.

9 **Potentially Incompatible Land Use:** a land use or uses deemed potentially incompatible within an
10 airport safety overlay zone, including those land uses:
11

12 (1) that are of such intensity as to potentially endanger public health, safety or welfare, such as
13 manufactured or mobile home parks, schools, places of public assembly, and multi-family
14 residential uses; and

15 (2) constituting airspace hazards, as determined by the Administrative Official.
16

17 **Potentiometric Surface:** an imaginary surface representing the static head of groundwater and defined
18 by the level to which water will rise in a tightly cased well.

19 **Pre-Decision Hearing, Open-Record:** (see “Open-Record Public Hearing”).
20

21 **Pre-Development Conditions:** site conditions as they existed prior to manmade alterations other than
22 those alterations that have been made with a prior Grant County approved stormwater drainage plan, or
23 alterations that existed prior to the effective date of this UDC.

24 **Premises:** a house or building with the grounds, etc. belonging to it.

25 **Pre-School:** a school for children which is attended prior to kindergarten or elementary school.

27 **Primary Association:** the fundamental link between a species and land or aquatic area where
28 anadromous fish, endangered, threatened or sensitive species breed or feed.
29

30 **Primary or Principal Building or Use:** that structure or use for which a property is primarily used, that
31 may be either permitted outright or through a special use process.

32 **Primary Surface:** a surface longitudinally centered on an aircraft runway. The primary surface extends
33 two hundred (200) feet beyond each end of the runway. The width of the primary surface is two hundred
34 fifty (250) feet. The elevation of any point on the primary surface is the same as the elevation of the
35 nearest point on the runway centerline along its length.
36

37 **Private Road:** a road or right-of-way for vehicular circulation not dedicated to public use and not owned,
38 improved or maintained by Grant County.

39 **Professional Engineer:** a person who is qualified to practice civil engineering as attested by the
40 engineer’s legal registration as a Professional Engineer in the State of Washington.
41

42 **Project:** a proposal for development.

43 **Project Permit or Project Permit Application:** any land use or environmental permit or license required
44 from a local government for a project action, including but not limited to building permits, subdivisions,
45 binding site plans, planned unit developments, conditional uses, shoreline substantial development
46 permits, site plan review, permits or approvals required by critical areas ordinances, site-specific rezones
47 authorized by a comprehensive plan or subarea plan, but excluding the adoption or amendment of a
48 comprehensive plan, subarea plan, or development regulation except as otherwise specifically included in
49 this section.
50

1 **Project Area:** that portion of contiguous ownership, included in a site plan, that is the subject of a
2 development proposal.

3 **Project Concurrency Review:** A system of reviewing specific development projects to ensure that
4 development permits are issued only after it is demonstrated that the levels of service on Concurrency
5 Facilities and Services will not be degraded below the adopted level of service standards for these
6 facilities and services. This system involves an application filed by the permit applicant, a Concurrency
7 Determination for Facilities and Services made by the Concurrency Facility and Services Provider and a
8 Final Concurrency Decision made by the project permit decision maker.
9

10 **Project Occupancy:** the time when a development project is ready to be occupied and will use
11 concurrency facilities and services. It shall be assumed that the entire proposed development will be
12 occupied upon issuance of the initial occupancy permit for the project.

13 **Propagation Map:** a map that shows signal strength and/or other engineering evidence from the
14 proposed site in relation to existing and other proposed cell sites.
15

16 **Prosecuting Authority:** the Grant County Prosecuting Attorney, his or her deputies and assistants, or
17 such other persons as may be designated by statute.

18 **Provider:** any entity or individual that provides personal wireless services over personal wireless service
19 facilities.
20

21 **Provision:** any written language contained in this UDC, including without limitation, any definition,
22 policy, goal, regulation, requirement, standard, authorization, or prohibition.

23 **Public Facilities:** Government or quasi-government owned and operated facilities, including but not
24 limited to, streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic
25 water systems, storm and sanitary sewer systems, parks and recreational facilities, government buildings,
26 court systems, law enforcement and corrections systems, hospitals, and schools.
27

28 **Public Hearing:** hearing at which evidence is presented and testimony is taken.

29 **Public Hearing, Closed Record:** a meeting where the public and the proponent(s) of a project are
30 permitted to attend but whereby no new evidence may be provided. The public and the proponent of a
31 project may only provide answers to specific questions asked by the Hearing Body for clarification of the
32 existing record only. The Hearing Body, at its sole discretion, may allow written pre-hearing briefs to be
33 submitted prior to the Closed Record Public Hearing.
34

35 **Public Hearing, Open Record:** a hearing, conducted by a single hearing body authorized by Grant
36 County to conduct such hearings, that creates the County's record through testimony and submission of
37 evidence and information, under procedures prescribed in GCC § 24.04 as amended by ordinance or
38 resolution. An open record hearing may be held prior to the County's decision on a project permit to be
39 known as an "open-record pre-decision hearing," and will result in either a recommendation to the Board
40 of County Commissioners or a final decision on a project permit application. An open record hearing may
41 be held on an appeal, to be known as an "open record appeal hearing," if no open record pre-decision
42 hearing has been held on the project permit (RCW 36.70B.020(3)).

43 **Public Meeting:** an informal meeting, hearing, workshop, or other public gathering of people to obtain
44 comments from the public or other agencies on a proposed project permit prior to the local government's
45 decision. A public meeting does not include an open record hearing. The proceedings at a public meeting
46 may be recorded and a summary may be included in the County's project permit application file.
47

48 **Public Schools:** a building (and grounds) or part thereof designed, constructed, or used for publicly
49 operated education and or instruction.
50

1 **Public Services:** services available to and used by the general public. They may be, but are not
2 necessarily, provided by a public agency for fire protection and suppression, law enforcement, public
3 health, education, recreation, environmental protection, and other governmental services. (RCW
4 36.70A.030(13))

5 **Public Transportation:** a variety of passenger transportation services available to the public including
6 buses, ferries, rideshare, or rail transit.
7

8 **Public Utilities:** include systems for the delivery of natural gas, electricity, and telecommunications
9 services.

10 **Public Water System:** any system providing water intended for, or used for, human consumption or
11 other domestic uses. It includes, but is not limited to, facilities where water is furnished to any
12 community, or number of individuals, or is made available to the public for human consumption or
13 domestic use, but excluding water systems serving one single family residence (RCW 70.116.030).
14

15 Q

16
17
18 **Qualified Archaeologist:** a person having relevant expertise in archaeology and who has a degree in a
19 related field from an accredited college or university or who has equivalent training and substantial
20 demonstrated experience as a practicing specialist, such qualifications having been demonstrated to the
21 satisfaction of the Administrative Official.

22 **Qualified Critical Areas Professional:** a person having relevant expertise who has a degree in a related
23 field from an accredited college or university or who has equivalent training and substantial demonstrated
24 experience as a practicing specialist, such qualifications having been demonstrated to the satisfaction of
25 the Administrative Official. Qualified Critical Areas Professionals include Qualified Biological
26 Professionals, Qualified Geotechnical Professionals, Qualified Hydrogeological Professionals, Qualified
27 Wetlands Professionals, and Professional Engineers.
28

29 **Qualified Biological Professional:** a person having specific relevant expertise who has a minimum of a
30 Bachelor of Science degree in biological sciences, wildlife biology, ecology, or related field from an
31 accredited college or university and/or with equivalent relevant training, experience, education and
32 expertise in fish and wildlife biology and in the scientific disciplines necessary to identify, evaluate and
33 manage habitat.

34 **Qualified Geotechnical Professional:** a Professional Engineer registered in the State of Washington,
35 trained and qualified to analyze geologic, geotechnical, hydrologic, and groundwater flow systems, or a
36 geologist or geotechnical engineer who has received a degree from an accredited four-year college or
37 university and who has relevant training and experience in analyzing geologic, geotechnical, hydrologic,
38 and groundwater flow systems.
39

40 **Qualified Hydrogeological Professional:** a Professional Engineer registered in the State of Washington,
41 trained and qualified to analyze geologic, hydrologic, and groundwater flow systems, or a geologist or
42 hydrogeologist who has received a degree from an accredited four-year college or university and who has
43 relevant training and experience in analyzing geologic, hydrologic, and groundwater flow systems.

44 **Qualified Wetlands Professional:** a person having specific relevant expertise who has a minimum of a
45 Bachelor of Science degree in biological or wetland sciences or related field from an accredited college or
46 university and/or with equivalent relevant training in wetland biology, botany, and hydrology, and who is
47 qualified to conduct wetland studies and make recommendations for wetland mitigation, and having
48 substantial demonstrated experience as a practicing wetlands specialist.
49
50

R

Race Track, Recreational: a designated course designed to provide competitive racing for motor vehicles, motorcycles, bicycles, or animals which serves the local area only, includes facilities for less than two hundred fifty (250) spectators.

RCW: The Revised Code of Washington State.

Recording: the filing of a document(s) for recordation with the County Auditor.

Recreation: activities associated with any form of play, amusement, or relaxation, such as games, sports, or hobbies.

Recreational Vehicle (RV): a vehicular-type unit primarily designed for recreational camping, travel, or seasonal use which has its own motor power or is mounted on or towed by another vehicle; includes travel trailers, fifth wheel trailers, folding camping trailers, park model trailers, truck campers, motor homes and multi-use vehicles (RCW 43.22.335); or, any structure inspected, approved and designated a recreational vehicle by and bearing the insignia of the State of Washington or any other state or federal agency having the authority to approve recreational vehicles.

Recreational Vehicle Park: any site, lot or parcel of ground occupied or intended for occupancy by two (2) or more recreational vehicles for travel, recreational or vacation uses, whether or not a fee is charged, and whether or not the lots area for sale, lease and/or rent. Outdoor storage of recreational vehicles as authorized pursuant to GCC § 23.08.020(d) shall not be considered a mobile/manufactured home park.

Recreational Vehicle Park, Extended Use: a Recreational Vehicle Park in which the time of stay may extend beyond a one (1) month period but not longer than two hundred seventy (270) days of use in a three hundred sixty-five (365) day period.

Recreational Vehicle Park, Short Term: a Recreational Vehicle Park in which the time of stay may not extend beyond a thirty (30) day period.

Recycling: the process of segregating solid waste for sale, processing, and beneficial use. Recyclable materials which can be removed through recycling include but are not limited to newsprint, cardboard, aluminum, glass, plastics, and ferrous metal. Recycling does not include combustion of solid waste or preparation of a fuel from solid waste.

Recycling Center: a area, with or without buildings, upon which the recyclable materials are separated and processed for shipment.

Recycling Collection Point: a neighborhood drop-off point for temporary storage of recyclable materials but without waste processing.

Redevelopment: any land disturbing activity occurring on existing developed property.

Regulated Wetland: a wetland area and associated buffers which have been determined through a site assessment review to be subject to the provisions of this UDC.

Regulation: a statute, an administrative rule, or an adjudicatory decision.

Religious Assembly Facility: a facility designed and used primarily for ceremonies, rituals, and education pertaining to a particular system of spiritual beliefs.

Remediate: to restore a site to a condition that complies with the applicable requirements of this UDC as they existed when the violation of this UDC occurred.

Remediation: the cleanup and restoration of groundwater to some acceptable level.

1 **Residential Care Facility:** a facility that provides care for at least five (5), but not more than fifteen (15),
2 functionally disabled persons that is not licensed pursuant to Chapter 70.128 RCW. May include adult
3 care facilities, group care facilities, licensed boarding homes, or safe/shelter home.

4 **Residential Development:** development of land with dwelling units for non-transient occupancy. For the
5 purposes of this UDC, guest houses, garages, and other similar structures accessory to a dwelling unit
6 shall also be considered residential development unless regulated otherwise by this UDC or subarea plans.
7 (see also “Dwelling Unit” and “Guest House (Accessory Dwelling Unit)”).

8
9 **Residential Lot:** designated parcel, tract, or area of land established by plat, subdivision, or as otherwise
10 permitted by law, to be separately owned, used, developed, or built upon for residential use.

11 **Residential Structure:** all structures serving or designed as a dwelling unit, residence or for occupation
12 by residents.

13
14 **Residential Use:** used for all types of dwelling units such as single-, two- and multi-family housing
15 including mobile/modular homes.

16 **Resort:** a land area devoted to providing commercial recreational facilities and related lodgings, sales,
17 and personal services primarily serving vacationers, which may or may not include residential uses. (see
18 "Master Planned Resort").

19
20 **Resource Agency Personnel:** representatives from state, federal, local or tribal natural resource agencies
21 having technical expertise and/or jurisdiction over critical areas, including, but not limited to, the
22 Washington Departments of Ecology, Fish and Wildlife, and Natural Resources; the United States Army
23 Corps of Engineers, National Marine Fisheries Service, and Department of Fish and Wildlife.

24 **Resource-Based Activities:** activities related to the harvesting, processing, manufacture, storage, and
25 sale of agricultural or mineral products, including, but not limited to, wineries, nurseries, lumber mills,
26 and gravel-processing plants.

27
28 **Resource-Based Industry:** one that is dependent on agriculture, forestry, fisheries or mining.

29 **Resource Lands:** agricultural and mineral lands that have long term commercial significance.

30
31 **Restoration:** to return to an original or like condition.

32 **Restriction:** a limitation placed upon the use of parcel(s) of land.

33
34 **Retention Facilities:** drainage facilities designed to store runoff for gradual release by evaporation, plant
35 transpiration, or infiltration into the soil. Retention facilities shall include all such drainage facilities
36 designed so that none of the runoff entering the facility will be discharged as surface water. Retention
37 facilities shall include all appurtenances associated with their designed function, maintenance, and
38 security.

39 **Rezone:** a change in zone classification from one zoning district to another.

40
41 **Rezone, Major:** an amendment to the official zoning map that is contingent upon legislative approval of
42 a Comprehensive Plan amendment (see GCC § 23.04.160).

43 **Rezone, Minor:** an amendment to the official zoning map that is not contingent upon legislative approval
44 of a Comprehensive Plan amendment and is consistent with the goals and policies of the Comprehensive
45 Plan (see GCC § 23.04.150). Such minor zoning amendments are limited to a discrete piece of property in
46 single ownership.

47
48 **Right-of way:** land owned by a government or an easement for a purpose over the land of another, used
49 for a road, ditch, electrical transmission line, pipeline, or public facilities such as utility or transportation
50 corridors.

1 **Right-to-Farm Provisions:** provisions intended to enhance and encourage agricultural operations by
2 recognizing agricultural activities as essential rural activities that do not constitute a nuisance (see GCC §
3 23.04.080).

4 **Riparian Areas or Zones:** lands situated along the banks of streams, rivers and lakes.

6 **Riparian Habitat:** habitat extending from the ordinary high-water mark (OHWM) of a stream to that part
7 of the upland influenced by elevated water tables or flooding.

8 **Riparian Corridor:** an area between the aquatic and terrestrial ecosystems of rivers and streams defined
9 by the presence of vegetation that requires moist conditions and, usually, periodic free flowing water.
10 This includes adjacent wetlands. The benefits of vegetation cover and food sources and the availability of
11 water in riparian corridors means that they are likely to be preferentially used by wildlife and enable
12 wildlife movement between wetlands and along streams, rivers, and lakes.

14 **Riparian Vegetation:** vegetation that tolerates and/or requires moist conditions and periodic free flowing
15 water, thus creating a transitional zone which provides shade and food sources of aquatic and terrestrial
16 insects for fish. Riparian vegetation and their root systems stabilize river and stream banks, attenuate high
17 water flows, and provide limbs and other natural debris which, in turn, stabilize river and stream beds.
18 The benefits of vegetation cover and food sources and the availability of water in riparian corridors mean
19 that they are likely to be preferentially used by wildlife and enable wildlife movement between wetlands
20 and along streams, rivers and lakes.

21 **Road:** an improved and maintained public or private right-of-way which provides vehicular access to
22 abutting properties, and which may also include provision for public utilities, pedestrian access, cut and
23 fill slopes, and drainage ways.

25 **Road Approach:** a private roadway or driveway built or constructed to allow access from private
26 property to a County road.

27 **Road, Access:** a class of roadway that functions solely to provide access to two or more properties;
28 includes roads classified as Urban Local Access (FC 19) and Rural Local Access (FC 09), and other local
29 roads as designated by the County Engineer.

31 **Road, Arterial:** a class of roadway serving major movements of traffic not served by freeways; includes
32 roads classified as Urban Principal Arterials (FC 14), Urban Minor Arterials (FC 16), Rural Major
33 Arterials (FC 02), and Rural Minor Arterials (FC 06), as designated by the County Engineer.

34 **Road, Collector:** a class of roadway whose principal function is to carry traffic between access and
35 arterial roads and streets, including Urban Collectors (FC 17), Rural Major Collectors (FC 07), and Rural
36 Minor Collectors (FC 08), as designated by the County Engineer.

38 **Road, County:** a road open to the public and maintained for public travel by Grant County, and which may
39 also include provisions for public utilities, pedestrian walkways, public open space and recreation areas, cut
40 and fill slopes, and drainage.

41 **Road Frontage:** the length along a road which a structure, business, or lot abuts or fronts.

43 **Road, Minor Access:** a cul-de-sac or dead-end road or street as defined herein.

44 **Road, Primary:** roads classified as Rural Major Collectors (FC 07), Rural Minor Collectors (FC 08),
45 Urban Collectors (FC 17), or Urban Minor Arterials (FC 16), as designated by the County Engineer.

46 **Road, Primitive:** a road so designated in accordance with the provisions of RCW 36.75.

48 **Road, Private:** a road not maintained by Grant County, the Washington State Department of
49 Transportation, or any other political subdivision of the state.

1 **Road, Public:** a road open to the public and maintained by the Washington State Department of
2 Transportation, or any other political subdivision of the state.

3
4 **Road Standards, Grant County:** the Grant County Department of Public Works Standards for Road and
5 Bridge Construction adopted May 14, 1985, by the Board of County Commissioners and applicable to all
6 County roads.

7 **Roadside Retail Sales Stand:** a roadside area and/or structure, with limited space for customers within the
8 structure itself, dedicated exclusively to the display and sale of agricultural products produced in Grant
9 County, at least a portion of which must be grown onsite.

10 **Roadside Retail Sales Stand, Permanent:** a roadside retail sales stand operating for more than six (6)
11 months per year.

12
13 **Roadside Retail Sales Stand, Seasonal:** a roadside retail sales stand operating only during the harvest
14 season, and for less than six (6) months per year.

15 **Roadway Width:** the portion of a roadway between curbs or including shoulders intended for vehicular
16 use.

17
18 **Runoff:** water from rain, snowmelt, or irrigation that is not absorbed into the soil, but flows over the
19 ground surface following the topography and returns to streams.

20 **Runway:** the defined area at an airport, airfield, or airstrip indicated for landing and takeoff of aircraft
21 along its length.

22
23 **Runway Protection Zone:** a trapezoidal area representing the ground level at the innermost portion of
24 the runway approach as defined in the respective airport master plan.

25 **Rural Activity Centers:** Rural Activity Centers are those rural areas of more intensive development as
26 designated in the Grant County Comprehensive Plan, including Rural Villages, Rural Communities,
27 Recreational Developments, Agricultural Service Centers, Shoreline Developments, Rural Commercial
28 and Industrial areas, and Small Scale Recreation & Tourism areas.

29
30 **Rural Character:** a quality of the landscape dominated by pastoral, agricultural, forested, and natural
31 areas interspersed with single-family homes and farm structures. Rural character refers to the patterns of
32 land use and development established by the Comprehensive Plan:

- 33 (1) in which open space, the natural landscape, and vegetation predominate over the built
34 environment;
- 35 (2) that foster traditional rural lifestyles, rural-based economies, and opportunities to both live and
36 work in the rural areas;
- 37 (3) that provide visual landscapes that are traditionally found in rural areas and communities;
- 38 (4) that are compatible with the use of the land by wildlife and for fish and wildlife habitat;
- 39 (5) that reduce the inappropriate conversion of undeveloped land into sprawling, low-density
40 development;
- 41 (6) that generally do not require the extension of urban governmental services; and
- 42 (7) that are consistent with the protection of natural surface water flows and ground water and surface
43 water recharge and discharge areas.

44
45 **Rural Commercial Designation:** the land use designation of the Comprehensive Plan designed to
46 provide opportunities for some commercial uses to be located in Rural Lands areas.

1 **Rural Commercial Uses:** the use of land or the use or construction of structures or facilities involving
2 the retail sale of goods or services in Rural Lands that does not require urban governmental services.

3 **Rural Community:** see definition in Grant County Comprehensive Plan.
4

5 **Rural Industrial Designation:** the land use designation of the Comprehensive Plan designed to provide
6 opportunities for some industrial uses to be located in Rural Lands areas.

7 **Rural Industrial Use:** the use of land or the use or construction of structures or facilities related to the
8 processing, manufacture or storage of finished or partially finished goods in Rural Lands that does not
9 require urban governmental services.
10

11 **Rural Lands:** the class of land use designations which are intended to preserve the rural character of the
12 county, including Rural Residential, Rural Remote, Rural Urban Reserve, and Rural Activity Centers.

13 **Rural Village:** see definition in Grant County Comprehensive Plan.
14
15

16 S 17

18 **Sale:** the transfer for consideration of legal or beneficial ownership.

19 **Sanitarium:** a health station or retreat or other place where resident patients are kept, and which
20 specializes in giving clinical, temporary and emergency services of a medical or surgical nature to
21 patients and injured persons and is licensed by the State under provision of law to provide facilities and
22 services in surgery, obstetrics, and general medical practice as distinguished from treatment of mental and
23 nervous disorders.
24

25 **Sanitary Sewer Systems:** all facilities, including approved on-site disposal facilities, used in the
26 collection, transmission, storage, treatment of discharge of any waterborne waste, whether domestic in
27 origin or a combination of domestic, commercial, or industrial waste.

28 **Screening:** fencing, earth berming, trees and other vegetation to provide visual separation of adjacent
29 parcels or uses.
30

31 **Sediment:** the fine grained material deposited by water or wind.

32 **Seismic Hazard Areas:** Those areas subject to severe risk of damage as a result of earthquake-induced
33 ground shaking, slope failure, settlement, soil liquefaction or surface faulting, including
34

35 (1) Areas described in GCC § 24.08.500(b) and (c) or having a potential for soil liquefaction and soil
36 strength loss during groundshaking; and

37 (2) Areas located on a Holocene fault line identified by USGS investigative maps and studies.
38

39 **Sensitive Species:** a species native to the State of Washington, that is vulnerable or declining and is likely
40 to become endangered or threatened in a significant portion of its range within the State without
41 cooperative management or the removal of threats as designated by WAC 232-12-011.

42 **SEPA:** the Washington State Environmental Policy Act. SEPA requires state agencies, local governments
43 and other lead agencies to consider environmental factors when making most types of permit decisions,
44 especially for development proposals of a significant scale. As part of the SEPA process, EISs may be
45 required to be prepared and public comments solicited (RCW 43.21C).
46

47 **Septage:** the mixture of solid, semi-solid, and liquid wastes, scum, and sludge that is pumped from within
48 the septic tanks, pump chambers, holding tanks, and other septic system components.

49 **Septic, Community:** a sewage disposal system which provides a collection network and disposal system
50 for residential clusters of 14 dwelling units or less.

1 **Service Area:** an area identified by a public water or sewer system that includes existing and future
2 service.

3 **Setback:** a line, generally parallel with and measured from the lot line, street or road right-of-way or
4 easement (whichever is most restrictive) defining the limits of an area in which no above ground building
5 or structures may be located. Setbacks do not apply to fences six (6) feet or less in height, retaining walls,
6 or paved areas.
7

8 **Setback, Front:** a setback extending across the full width of the lot between the required depth of which
9 shall be measured horizontally and at right angles from the front lot line to a line parallel thereto on the
10 lot.

11 **Setback, Rear:** a setback extending across the full width of the lot between the required depth of which
12 shall be measured horizontally and at right angles from the rear lot line to a line parallel thereto on the lot.
13

14 **Setback, Side:** a setback extending across the full width of the lot between the required depth of which
15 shall be measured horizontally and at right angles from the side lot line to a line parallel thereto on the lot.
16

17 **Sewer:** the closed pipe which carries raw sewage from a home or business to a treatment facility.

18 **Sewers, Public:** a state approved sewage disposal system which provides a collection network and
19 disposal system and central sewage treatment facility for a single development, community, or region.

20 **Shooting Range:** activity or use of land or a facility for the purposes of discharging firearms, including
21 rifles, pistols and archery, in any organized fashion, such as a club or group, as opposed to an individual
22 periodic discharge of a firearm.
23

24 **Shoreline Master Program (SMP):** the Grant County Shoreline Master Program adopted to promote the
25 public health, safety and general welfare by providing long range, comprehensive policies and effective,
26 reasonable regulations for development and use of Grant County shorelines.

27 **Shoreline Management Act (SMA):** the Shoreline Management Act of 1971 (RCW 90.58), as amended.
28

29 **Shoreline Permit:** a substantial development, shoreline conditional use, or shoreline variance permit.

30 **Shorelines:** all of the water areas in the state, including reservoirs, and their associated shorelands,
31 together with the lands underlying them, except:
32

- 33 (1) Shorelines of statewide significance;
- 34 (2) Shorelines on segments of streams upstream of a point where the mean annual flow is twenty (20)
35 cubic feet per second or less, and the wetlands associated with such upstream segments; and
36
- 37 (3) Shorelines on lakes less than twenty (20) acres in size and wetlands associated with such small
38 lakes (RCW 90.58.030).

39 **Shorelines of the State:** the total of all shorelines and Shorelines of Statewide Significance within the
40 state as defined in RCW 90.58.030, also known as the Shoreline Management Act.
41

42 **Shorelines Hearings Board:** the board established by the Shoreline Management Act.

43 **Short Plat:** a document consisting of a map of a short subdivision together with written certificates,
44 dedications and date.

45 **Side Street:** a street, public or private which abuts a property corner in addition to another street and which
46 intersects the other street at a property corner. In determining the front yard and building line, either street
47 abutting the corner property may be considered the flanking street.
48

49 **Sidewalk:** a pedestrian access adjacent to or within the right-of-way of an adjoining public or private road.
50

1 **Sign:** any display of letters, figures, designs, devices, pictures, logos, emblems, insignia, numbers, lines
2 or colors or any combination thereof, visible to the public for the purpose of making anything known or
3 attracting attention. The flag, emblem, insignia, poster or other display of a nation, political unit,
4 educational, charitable, religious or similar group, campaign, non-profit drive or event or the architectural
5 features or characteristics of a building which do not have an advertising message on, or as an integral
6 part thereof, shall not be included within the meaning of this definition. Signs only visible within the
7 structure shall not be included within this definition.

8 **Sign, Commercial:** a sign that directs attention to a business or profession, to a commodity or service
9 sold, offered, or manufactured, or to an entertainment offered on the premises where the sign is located.

10 **Sign, Roof:** a sign erected upon, against, or directly above a roof or on top of or above the parapet of a
11 building; signs on mansard roofs shall be considered wall signs.

12 **Simple Land Division:** a division of property meeting the requirements of GCC § 22.04.800.

13 **Single-Family Residence or Dwelling:** a dwelling unit designed for and occupied by no more than one
14 family.

15 **Site Assessment:** means a site-specific analysis which identifies the presence of critical areas, classifies
16 and designates the critical area, documents site conditions, analyzes impacts (including long-term
17 impacts) due to short-term or ongoing disturbances, and identifies appropriate mitigative measures. Site
18 assessments include wetland reports, hydrogeologic reports, geotechnical reports and habitat management
19 plans.

20 **Site Development Activity:** the alteration of topography, clearing, paving, grading, construction,
21 alteration of stormwater and drainage systems, site preparation, or other activity commonly associated
22 with site development.

23 **Site Plan:** scale drawing which shows the areas and locations of all buildings, streets, roads,
24 improvements, easements, utilities, open spaces and other principal development features for a specific
25 parcel of property.

26 **Site Visit:** means a preliminary on-site inspection of an area where an activity having the potential to
27 adversely impact critical areas has been proposed in order to determine the likelihood that critical area
28 indicators are present. (see Site Assessment.)

29 **Six-Year Transportation Improvement Program (STIP):** a plan or schedule showing specific
30 expenditures for transportation capital projects over a 6-year period.

31 **Slaughter, Packing and Rendering Facility:** an establishment used for the killing, processing, packing
32 and/or rendering of livestock and uses incidental thereto.

33 **Small Scale:** of a size or intensity which has minimal impacts on the surrounding area and which makes
34 minimal demands on the existing infrastructure.

35 **Small Scale Recreation and Tourism:** a land use that relies on a rural location and setting to provide
36 recreational or tourist use, including commercial facilities to serve those uses, but that does not include
37 new residential development.

38 **Soil Survey of Grant County:** the most recent U.S. Department of Agriculture Comprehensive Soil
39 Survey of Grant County. The survey provides detailed soils information useful for wetland detection,
40 including information on soil hydrology and a series of maps using aerial photography. The survey was
41 last published in 1979, based on fieldwork conducted from 1969 to 1978.

42 **Soil Dependent:** any use that is included in the definition of agriculture which is dependent on the use of
43 native, indigenous soil and which allows continued and future use of the soil for growing crops.

1 **Sole Source Aquifer:** an area so designated by the Environmental Protection Agency pursuant to the
2 Federal Safe Drinking Water Act.

3
4 **Solid Waste:** all putrescible and non-putrescible solid and semi-solid waste, except wastes identified in
5 WAC 173-304-015, including garbage, ashes and sludge, industrial wastes, swill, demolition and
6 construction wastes, and any other discarded commodities, but excluding agricultural wastes and crop
7 residues returned to the soil at agronomic rates. This includes all liquid, solid and semi-solid materials
8 that are not the primary products of public, private, industrial, commercial, mining and agricultural
9 operations. Solid waste includes sludge from wastewater treatment plants and septage from septic tanks,
10 woodwaste, dangerous waste, and problem wastes. Unrecovered residues from recycling operations shall
11 be considered solid waste.

12 **Solid Waste Disposal:** the act or process of disposing of rubbish and garbage.

13 **Solid Waste Handling and Disposal Facility:** a transfer station or landfill designed to handle and/or
14 dispose of solid waste.

15
16 **Solid Waste Landfill:** a facility designed to properly accept and dispose of solid waste, and holding a
17 valid solid waste permit issued by the Grant County Health Department.

18 **Solid Waste Transfer Station:** a fixed, supplemental collection and transportation facility, used by
19 persons and route collection vehicles to deposit collected solid waste from off-site into a larger transfer
20 vehicle for transport to a solid waste disposal site.

21
22 **Sound:** an oscillation in pressure, particle displacement, particle velocity, or other physical parameter in a
23 medium with internal forces that causes compression and rarefaction of that medium, including any
24 characteristics of sound, such as, duration, intensity, and frequency.

25 **Source of Contamination:** a facility or disposal or storage site for material that impairs the quality of
26 ground water to a degree that creates a potential hazard to the environment, public health, or interferes
27 with a beneficial use.

28
29 **Special Flood Hazard Area:** an area subject to a Base Flood.

30 **Species of Local Importance:** those species that may not be endangered, threatened or sensitive from a
31 statewide perspective, but are of local concern due to their population status, sensitivity to habitat
32 manipulation, or other educational, cultural or historic attributes.

33
34 **Standards, Groundwater:** standards established by EPA regulations and/or State of Washington
35 regulations, which are represented by health-based numbers such as the maximum contaminant levels
36 (MCL).

37 **State:** the State of Washington.

38
39 **State Endangered Species:** a species native to the state of Washington which is in danger of extinction
40 throughout all or a significant portion of its range, as classified by the Washington Department of Fish
41 and Wildlife, WAC 232-12-014 and the Washington Department of Natural Resources, Washington
42 Natural Heritage Plan.

43 **State Sensitive Species:** a species native to the State of Washington, that is vulnerable or declining and is
44 likely to become endangered or threatened in a significant portion of its range within the State without
45 cooperative management or the removal of threats as designated by WAC 232-12-011.

46
47 **State Threatened Species:** a species, native to the State of Washington, that is likely to become
48 endangered in the foreseeable future throughout a significant portion of its range within the State without
49 cooperative management or the removal of threats as designated by WAC 232-12-011.

50 **Statute:** any state law or regulation, or any county ordinance or resolution.

1 **Steep slopes:** where the surface of the ground slopes more than one (1) unit vertical to three (3) units
2 horizontal (33.3 percent).

3 **Storage Yard:** an outdoor area used for the storage of equipment, vehicles and materials.
4

5 **Stormwater:** the surface water runoff that results from all natural forms of precipitation.

6 **Stormwater Facility:** a component of a manmade drainage feature or features designed or constructed to
7 perform a particular function or multiple functions. These include, but are not limited to pipes, swales,
8 ditches, culverts, street gutters, detention basins, retention basins, wetponds, constructed wetlands,
9 infiltration devices, catch basins, and sediment basins. Stormwater facilities shall not include building
10 gutters, downspouts, and drains serving a single-family residence.
11

12 **Stormwater Quality Control:** the control of the introduction of pollutants into stormwater and the
13 process of separating pollutants from stormwater. Stormwater quality control facilities include, but are not
14 limited to source controls, biofiltration/biofilter facilities, wetponds, constructed wetlands, and erosion
15 and sedimentation control facilities.

16 **Stormwater Quantity Control:** the control of the rate and/or volume of stormwater released from a
17 development site. Stormwater quantity control facilities include, but are not limited to detention and
18 retention facilities.
19

20 **Street Frontage:** the length along a street which a structure, business, or lot abuts or fronts.

21 **Street, Side:** a street, public or private which abuts a property corner in addition to another street and which
22 intersects the other street at a property corner. In determining the front yard and building line, either street
23 abutting the corner property may be considered the flanking street.
24

25 **Structure:** a permanent or temporary edifice or building or any piece of work artificially built up or
26 composed of parts joined together in some definite manner, whether installed on, above, or below the
27 surface of the ground or water, except for vessels (WAC 173-27-030).

28 **Subarea Plan:** a detailed land use plan consistent with, but more specific than, this UDC or the
29 Comprehensive Plan. It may be a detailed land use plan for a specific geographic area, or a functional
30 long-range plan for a land use or resource issue of countywide concern.
31

32 **Subdivider:** a person who undertakes to create a subdivision.

33 **Subdivision:** the division of land into ten (10) or more lots, tracts, parcels, sites, or divisions, for the
34 purpose of sale, lease, or development, and shall include the resubdivision of land.
35

36 **Subdivision, Alteration of:** the alteration of lots or changes in dedications or restrictions or easements
37 shown on the face of a plat or a subdivision or short subdivision; except as provided by RCW
38 58.17.040(6) for boundary line adjustments.

39 **Subdivision, Final:** is the final drawing of the subdivision and dedication prepared for filing for record
40 with the County auditor and containing all elements of requirements set forth in this UDC.
41

42 **Subdivision, Long:** the division of land into ten (10) or more lots, tracts, parcels, sites, or divisions, for
43 the purpose of sale, lease, or development, and shall include the resubdivision of land.

44 **Subdivision, Preliminary:** is a neat and approximate drawing of a proposed subdivision showing the
45 general layout of streets and alleys, lots, blocks, and other elements of a subdivision consistent with the
46 requirements of this UDC. The preliminary subdivision shall be the basis for the approval or disapproval
47 of the general layout of the subdivision.
48

49 **Subdivision, Short:** the division of land into nine (9) or fewer lots, tracts, parcels, or sites for the purpose
50 of sale, lease, or development.

Subdivision, Vacation of: the removal of lots, boundaries, roads, dedications, restrictions, or easements of a recorded subdivision or short subdivision.

Subject Property: the tract of land which is the subject of the permit and/or approval action, as defined by the full legal description of all parcels involved in the proposed development.

Substantial Damage: Means damage of any origin, including intentional and unintentional demolition, sustained by a structure whereby the cost of restoring the structure exceeds fifty percent of its value before damage as determined by using the most recent ICBO construction tables.

Substantial Improvement: any rehabilitation, repair, reconstruction, addition, or other improvement of a building when the cost of the improvement equals or exceeds fifty (50) percent of the market value of the building before start of construction of the improvement. The term includes buildings which have incurred substantial damage or damage of any origin sustained by a building when the cost of restoring the building to its pre-damaged condition would equal or exceed fifty (50) percent of the market value before the damage occurred. Substantial improvement does not include any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.

Substantial Development, Shoreline: any development of which the total cost, or fair market value, exceeds two thousand five hundred (\$2,500) dollars or any development which materially interferes with normal public use of the water or shorelines of the state (RCW 90.58.030(3)(e)); except that developments meeting the precise terms of the exemptions specified in WAC 173-27-040 and the Grant County Shoreline Master Program shall not be considered substantial developments.

Support Structure: a structure designed and constructed specifically to support an Antenna Array, and may include a monopole, self supporting (lattice) tower, guy-wire support tower and other similar structures. Any device (Attachment Device) which is used to attach an Attached WCF to an existing building or structure (Attachment Structure) shall be excluded from the definition of and regulations applicable to Support Structures.

Surface Water: waters that flow over the land surface and frequently interact with groundwater.

Surfaced: having Surfacing as defined herein.

Surfaced Width: the portion of a roadway for use by moving vehicles, between curbs or between shoulders, including turn lanes where such lanes are appropriate, but excluding parking lanes and/or shoulders.

Surfacing: aggregate, crushed or naturally occurring, lying above the subgrade of a road.

Surficial Geology: the geology of surficial deposit including soils and/or Quaternary sediments; the term is sometimes applied to the study of bedrock at or near the earth's surface. Surficial deposits are the earth materials most affecting people in that they influence the nature and severity of such natural hazards as landslides and earthquake induced ground failure and determine the volume, yield and quality of many ground-water supply systems.

Swale: a depressed, vegetated, often wet area of land, or an open drainageway.

T

Tank Farm: an area used for the commercial bulk storage of fuel in tanks.

1 **Technical Interdisciplinary Team:** representatives from Grant County Departments, including
2 Community Development, Public Works, Health Department, and Emergency Management, and
3 Resource Agency Personnel having technical expertise in the subject of interest.

4 **Temporary:** existing or continuing for a limited time, not to exceed one (1) year.
5

6 **Temporary Festival:** any musical, cultural, or social event conducted at an indoor or outdoor site or
7 facility that is seasonal in nature or of a duration of more than four (4) weeks cumulatively out of any 12-
8 month period, and attracts two hundred fifty (250) or more people in any one (1) day. For the purposes of
9 this section, each week during which the temporary festival operates for two or more days shall be
10 considered a full week.

11 **Temporary Outdoor Event:** any musical, cultural, or social outdoors event which occurs less than four
12 (4) weeks, cumulatively, out of any 12-month period and which attracts two hundred fifty (250) or more
13 people in any one (1) day. For the purposes of this section, each week during which the temporary festival
14 operates for two or more days shall be considered a full week.
15

16 **Temporary Wireless Communication Facility:** to be in place for ninety (90) or fewer days.

17 **Threshold Determination:** the decision by the Responsible Official under the State Environmental
18 Policy Act (SEPA) regarding the likelihood that a project other "action" (WAC 197-11-704) will have a
19 probable significant adverse impact on an element of the environment.
20

21 **Tower:** any structure that is designed and constructed primarily for the purpose of supporting one or more
22 antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term
23 encompasses personal wireless service facilities towers, microwave towers, common-carrier towers,
24 cellular telephone towers, personal communications services towers, alternative tower structures, and the
25 like.

26 **Tract:** same as "lot."
27

28 **Trail:** an improved but natural path or way set aside for public and private use providing an access route
29 to, from, or between points of interest and intended for use by pedestrians, equestrians, bicycles, and/or
30 other non-motorized vehicular users.

31 **Transfer of Development Rights (TDR):** the transfer of the right to develop or build, expressed in
32 dwelling units per acre, either on land within one zoning district under contiguous ownership, or from
33 land in one zoning district to land in another district where such density/development is permitted.
34

35 **Transfer Station:** a facility for the collection of solid waste from off-site into a larger transfer container
36 or vehicle for transfer to a permanent disposal site. (see "Solid Waste Transfer Station")

37 **Transient Residence or Transient Guest House:** a single-family residential unit or guest house used for
38 short-term transient occupancy for periods less than thirty (30) days.
39

40 **Transit Station:** a dedicated transit facility located outside of the public right-of-way where several
41 transit routes converge. A transit station is designed to accommodate several buses at once, and may
42 include passenger shelters and waiting areas.

43 **Transitional Surface:** the surface that extends outward and upward at ninety degree angles to a runway
44 centerline and the runway centerline extended, at a slope of seven feet horizontally for each foot
45 vertically, beginning from the sides of the primary surface and approach zones to where they intersect the
46 horizontal surface.
47

48 **Transportation Demand Management (TDM):** methods or strategies aimed at changing travel behavior
49 by reducing the demand for single occupancy vehicle travel rather than by expanding transportation
50 facilities to meet travel demand. The strategies can include such things as expanding transit options, ride-

sharing programs, changing parking policies, promoting work hour changes, providing for telecommuting, and other transportation systems management techniques.

Transportation Facilities: roads, railroads, trails, airports, airfields, public docks, ferries and related terminals, and parking areas.

Transportation Level of Service Standards: a measure that describes the operational condition of the travel stream and acceptable adequacy requirements. Such standards may be expressed in terms such as speed and travel time, freedom to maneuver, traffic interruptions, comfort, convenience, geographic accessibility, and safety.

Transportation System Management (TSM): the use of low capital expenditures to increase the capacity of the transportation system. TSM strategies include but are not limited to signalization, channelization, and bus turn-outs. (WAC 365-195-210)

Travel Trailer: a vehicular portable structure standing on wheels, towed or hauled by another vehicle, and used for short-term human occupancy, as a temporary dwelling for travel, recreational or vacation uses, carrying of materials, goods, or objects, or as a temporary office, and which is thirty-five feet or less in length and eight feet or less in width.

Treated: water quality treatment in accordance with current adopted Grant County standards.

Trip: a one-direction movement, which begins at the origin at the start time, ends at the destination at the arrival time, and is conducted for a specific purpose.

Trip Generation: a method for forecasting the number of vehicle trips made to and from each type of land use per day. Trip generation provides the link between land use and vehicle travel, and is used to forecast future transportation system needs to support growth and development.

U

Uniform Development Code (UDC): Grant County Code Titles 22, 23, 24 and 25, taken integrally.

Unplatted: Land which has not been involved in the formal platting process whereby a final drawing of a subdivision and dedication has been prepared and filed with the Grant County Auditor showing the general layout of streets, lots, blocks, and other elements of a subdivision consistent with this UDC and RCW 58.17.

Urban Growth: refers to growth (commercial, industrial, and residential) that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources. When allowed to spread over wide areas, urban growth typically requires urban governmental services. “Characterized by urban growth” refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban. A pattern of more intensive rural development, as provided in RCW 36.70A.070(5)(d), is not urban growth.

Urban Growth Area: an area within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature. Regulatory control of land within the Urban Growth Areas remains with the County until annexed into a city. The land and development controls within Urban Growth Areas, however, may be subject to joint county/city interlocal planning agreements and concurrency.

Urban Growth Boundary: boundary designating areas of existing and future urban growth, which is growth that makes intensive use of land for residential, commercial, and industrial development.

Urban Services: those governmental services historically and typically delivered by cities, and include storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with non-urban areas.

Usable Area: that portion of any parcel or lot which is capable of supporting a "dwelling unit," a properly installed "on-site waste disposal system," and a safe "individual water system," as defined in this UDC.

Use: the specific purpose for which land or a building is designated, arranged, intended, or for which it is or may be occupied or maintained.

Use, Allowed Outright: a use that is allowed outright under GCC Chapter 23.04, and which does not require a project permit. Identified in Tables 3, 4 and 5 in GCC Chapter 23.04 by the symbol "A." Subject to the development standards set forth in GCC Chapter 23.12.

Use, Conditional: a permitted use, but which use, because of characteristics of the exact location with reference to surroundings, streets, and existing improvements or demands upon public facilities, requires a special degree of control to make such use consistent and compatible with other existing or permitted uses in the same zone or zones, and to assure that such use shall not be harmful to the public interest. Subject to the performance and use-specific standards and development standards set forth in GCC Chapters 23.08 and 23.12, respectively. Identified in Tables 3, 4 and 5 in GCC Chapter 23.04 by the symbol "C" and which requires a Conditional Use Permit.

Use, Discretionary: a permitted use, but which use, because of characteristics of the exact location with reference to surroundings, streets, and existing improvements or demands upon public facilities, requires review of the Administrative Official for compliance with the performance and use-specific standards and development standards set forth in GCC Chapters 23.08 and 23.12, respectively. May be allowed subject to the performance and use-specific standards and development standards and conditions of approval, or may be processed as a Conditional Use in accordance with the procedural requirements of GCC Chapter 25.08. Identified in Tables 3, 4 and 5 in GCC Chapter 23.04 by the symbol "D." Does not require a project or special permit.

Use, Permitted: land uses that are allowed under GCC § 23.04, classified therein in four categories, as specified in Tables 3, 4 and 5. Permitted use categories include Allowed Outright (A), Discretionary (D), Conditional Use (C), and Plan Amendment (PA).

Use, Prohibited: those uses specifically specified as prohibited uses in GCC § 23.04.

Utilities: include, but are not necessarily limited to facilities and services that generate, transport, process, or store water, sewage, solid waste, electrical energy, communications and pipelines for fuel, oil, natural gas, and petroleum products.

Utility Development, Major: utility developments designed to serve a broader community or regional area, or are manned, including but not limited to:

- (1) Electrical generating facilities greater than ten (10) megawatts in output;
- (2) Pipelines for petroleum or petroleum products with an inside diameter of six (6) inches or greater and exceeding five (5) miles in length;
- (3) Pipelines for natural gas, synthetic natural gas, or liquid propane gas with an inside diameter of twelve (12) inches or greater and exceeding five (5) miles in length;
- (4) Refineries with capacity exceeding twenty-five thousand (25,000) barrels per day;
- (5) Liquid natural gas ports exceeding 100×10^6 standard cubic feet per day;
- (6) Petroleum and liquid propane gas ports exceeding 50×10^3 barrels per day;

(7) Underground gas storage facilities with capacity exceeding 100x10⁶ standard cubic feet per day; and

(8) Other similar utility or energy facilities not meeting the definition of a minor utility development.

Utility Development, Minor: utility developments designed to serve a small local community, are not manned and would be considered normal utility services for the area, including but not limited to:

(1) Electrical generating facilities less than ten (10) megawatts in output;

(2) Electrical substations;

(3) Water and sewer pipelines;

(4) Pipelines for petroleum or petroleum products with an inside diameter less than six (6) inches or less than five (5) miles in length;

(5) Pipelines for natural gas, synthetic natural gas, or liquid propane gas with an inside diameter less than twelve (12) inches or less than five (5) miles in length;

(6) Refineries with capacity less than twenty-five thousand (25,000) barrels per day;

(7) Liquid natural gas ports less than 100x10⁶ standard cubic feet per day;

(8) Petroleum and liquid propane gas ports less than 50x10³ barrels per day; and

(9) Underground gas storage facilities with capacity less than 100x10⁶ standard cubic feet per day.

V

Variance: a grant of relief from the specific development or performance standards set forth in this UDC, which permits construction in a manner that would otherwise be prohibited by this UDC; however, a variance is not a means to vary permitted or prohibited uses in a zoning district.

Vehicle: motor-driven equipment used for human operation and transportation, but excluding equipment used primarily for agriculturally-related uses, such as farm equipment.

Veterinary Hospital: a building for medical or surgical treatment of animals, which may include overnight stays.

Vicinity: the area within one-half (½) mile of the exterior boundary of a given parcel.

Volcanic Hazard Areas: areas subject to pyroclastic flows, lava flows, and inundation by debris flows, mudflows, or related flooding resulting from volcanic activity.

Voluntary Agreement: an agreement between a developer and the County or district as authorized by RCW 82.02.020.

Vulnerability: the degree to which groundwater may become contaminated depending on the local hydrologic characteristics and amounts of potential groundwater contaminant present.

Vulnerability Assessment: the evaluation of potential groundwater contamination for a specific area that could affect water in a well.

W

WAC: The Washington Administrative Code.

1 **Walkway:** a continuous way designated for pedestrians and separated from the through lanes for motor
2 vehicles by a curb, space, pavement marking or barrier.

3 **Warehouse:** a building used primarily for the storage of goods and materials for commercial purposes.
4

5 **Water Dependent:** a water-dependent structure for commerce or industry which cannot exist in any other
6 location and is dependent on the water by reason of the intrinsic nature of its operations.

7 **Watershed:** a geographic region within which water drains into a particular river, stream or body of
8 water.
9

10 **Water Storage Tanks:** tanks or reservoirs used for the storage of water.

11 **Way:** something other than a road, street, or alley that provides vehicular or pedestrian circulation or
12 principal means of access to abutting properties.
13

14 **Well:** any water source approved by the County Health Official and Washington Department of Social
15 and Health Services, including but not limited to, wells, ponds, roof collection systems, treated systems,
16 and public water supplies.

17 **Wellhead Protection Area:** the surface and subsurface area surrounding a well or well-field that supplies
18 a public water system through which contaminants are likely to pass and eventually reach the water well
19 or well-field, as has been designated pursuant to WAC 246-290.
20

21 **Wetland:** areas that are inundated or saturated by surface water or groundwater at a frequency and
22 duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation
23 typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs,
24 and similar areas. For the purposes of this UDC, those portions of a lake that meet the definitional criteria
25 for “wetland” shall be regulated under the wetland section of this UDC. Wetlands do not include those
26 artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation
27 and drainage ditches, grasslined swales, canals, detention facilities, wastewater treatment facilities, farm
28 ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally
29 created as a result of the construction of a road, street, or highway. Wetlands may include those artificial
30 wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands.

31 **Wetland Buffer:** an area immediately adjoining and contiguous with a wetland.
32

33 **Wetland Delineation:** the technical process of determining the edge of the wetland in the field in
34 accordance with the manual adopted under RCW 36.70.A.175 pursuant to RCW 90.58.380.

35 **Wetland Functions and Values:** the beneficial roles performed by wetlands include but are not limited
36 to: water quality protection and enhancement; fish and wildlife habitat; food chain support; flood storage,
37 conveyance and attenuation; groundwater recharge and discharge; erosion control; wave attenuation;
38 historical and archaeological and aesthetic value; and recreation.
39

40 **Wetland Reconnaissance:** a site assessment of wetlands in accordance with the methodologies stipulated
41 in the manual adopted under RCW 36.70.A.175 pursuant to RCW 90.58.380.

42 **Wetland, Regulated:** a wetland area and associated buffers which have been determined through a site
43 assessment review to be subject to the provisions of this UDC.
44

45 **Wetland Restoration:** the actions performed to re-establish a wetland in an area which was historically
46 wetland but which does not now provide or contain the necessary function characteristics.

47 **Wireless Communications:** any personal wireless services as defined in the Federal
48 Telecommunications Act of 1996 which includes FCC licensed commercial wireless telecommunications
49 services including cellular, personal communications services (PCS), specialized mobile radio (SMR),
50

enhanced specialized mobile radio (ESMR), paging, radio, television and similar services that currently exist or that may in the future may be developed.

Wireless Communication Facility (WCF): any unstaffed facility for the transmission and/or reception of wireless communications services, usually consisting of an Antenna Array, transmission cables, and Equipment Facility, and a Support Structure to achieve the necessary elevation.

Wrecking and Salvage Yards: an outdoor area used for the storage and/or sale of used automobile parts, or for the storage, dismantling, or abandonment of junk, automobiles, trailers, machinery or parts thereof.

X

Y

Yard, Front: an open, unoccupied space extending from the principal street line to the nearest point of a roofed building on the lot and including the full width of the lot to its sidelines.

Yard, Side: an open, unoccupied space extending from the front yard to the rear yard and from the nearest point of a roofed main building to the side lot line.

Yard, Rear: an open unoccupied space extending from the rear property line to the nearest point of a roofed building on the lot and including the full width of the lot to its side lines.

Z

Zero Lot Line: a lot line where no side setback is required. Generally, an access and maintenance easement or common wall agreement are required with zero lot line development.

Zone and Zoning District: a legislatively-defined and enacted policy, including standards, a detailed map and other criteria, all of which control and define areas of physical development of the County or any part thereof or any detail thereof and which are classified by the zoning ordinance as available for certain uses and unavailable for certain other uses.

Zoning Code: GCC Title 23.